

# Schedule of Sites Ground Works & Contractor Code of Practice



**Vectis Housing**  
**Chapel House**  
**30 Chapel Street**  
**Newport**  
**Isle of Wight**  
**PO30 1PZ**

**Telephone: 01983 525985 Fax: 01983 529956**  
**enquiries@vectishousing.co.uk**  
[www.vectishousing.co.uk](http://www.vectishousing.co.uk)

**Jan 2024- Version 2.3**



## **Contractor Code of Practise;**

### APPROVED CONTRACTOR STANDARDS

#### 1. Code of Practice for Approved Contractors

1.1 The image that we present to our residents is important, so our contractors will:

- Be smart and clean in appearance
- Be friendly and courteous
- Be helpful and understanding
- Respect and show our values

1.2 Contractors should avoid.

Any behaviour which is considered by residents to be:

- Rude or objectionable
- Excessively noisy, e.g., use of radios etc.
- Overly familiar, argumentative, harassing or intimidating
- Derogatory comments about customers, contractors, their employer, or Vectis Housing Association

Contractors must not:

- Work under the influence of alcohol and/or drugs.
- Smoke in or near residents' properties.

1.3 Identification - the contractor will:

- Wear clear, easy to read, identification cards, in a prominent position on the workers clothing, at all times, which includes:
  - The workers name & photograph
  - The company's name
  - The company's address and telephone number
- Use a password if one has been arranged



- Encourage residents to call the workers company and/or Contractor if they are in any doubt about the work or the worker.
- When requested contractors will be required to carry out DBS checks and provide details to Vectis Housing Association.

#### 1.4 Quality of workmanship

The contractor will carry out work to a high quality and standard as specified and approved by us whatever the general state of the property. This will include and not be limited to compliance with current Building Regulations, British Standards, and any industry best practice guidelines.

Contractors will be required to provide photographs and notes of the work carried out, either by way of email, completion report or uploading into a contractor portal.

#### 1.5 Visits to residents' homes

The contractor will:

- Take all reasonable steps to provide an appointment for residents when arranging access to carry out works in their home. All appointments should be booked as soon as possible of the repair being reported to the contractor and should occur within the repair timescale set by Vectis Housing Association.
- Ask permission before entering a resident's home or garden to carry out work.
- Inform and apologise to residents and their neighbours if the work is likely to cause a nuisance due to dust, noise etc.
- Provide residents with a full explanation for any delay in starting or completing work.
- Provide updates on revised dates for starting or completing the work.
- Notify as soon as possible if the visit must be cancelled and apologise for any inconvenience caused. Where possible a minimum of 24 hours' notice will be given.
- Arrange a mutually convenient time to visit for any further work.
- Ensure that sufficient notice is given when any disconnection of services or interruption of access is necessary
- Ensure that, where appropriate, any statutory consents are obtained before work commences and that any statutory notices have been applied for
- Ensure that wherever possible work activities are restricted to normal working hours or that agreement has been received from residents and neighbours for any work outside of this time
- Ensure that they do not attend a property where there is a lone minor (aged 16 or under)
- Leave site immediately and report to Vectis Housing Association whenever they encounter a threatening/potentially violent situation



- Ensure adequate care is taken in the protection of resident's fittings, furniture, and gardens with the use of dustsheets and screens as required
- Provide adequate warning and information notices regarding work in progress as may be required.
- Ensure footpaths and rights of way are maintained in a safe condition at all times.
- Not to use radios or other audio equipment whilst working in residents' homes or their immediate vicinity and to only use mobile telephones for business use
- Take reasonable precautions to prevent pollution from noise, smoke, dust, or rubbish.
- Remove all rubbish generated as a result of working in Vectis Housing Association properties
- Ensure residents and property are left safe and secure before leaving site and that all redundant items are removed from home and garden.
- Leave a card with the caller's details if the tenant is not in, explaining the reason for the call, providing the contact name, address, and telephone number. Take a photo of the card whilst posting.
- Not bring pets into or around residents' property.
- Ensure that appropriate levels of self-hygiene are maintained
- Not park on footpaths, grassed areas and designated resident parking spaces / disabled spaces etc.
- Make Vectis Housing Association aware of any safeguarding concerns through agreed reporting roles or processes.

Vectis Housing Association will:

- Inform the contractor of any residents who are vulnerable or who should not be approached alone
- For those residents identified as vulnerable or who should not be visited alone, agree a suitable approach with the contractor to ensure the repair / works are completed with the contractor and resident safety being prioritised.

## **1.6 Covid compliance or any such transmissible viruses**

All visits must comply with the current guidelines set out by Government and Public Health England. This may include ensuring that only operatives with up-to date vaccination status are sent to care homes, evidence of testing and wearing PPE. If you are unsure what the current requirements are you must contact and agree the necessary action with Vectis Housing Association.



## 1.7 Appointments

Appointments must be booked with the resident within 24 hours of having been notified of the job and attended to within the set priority timescale. Should a revisit be required with parts ordering, following the initial appointment the revisit should be within a 21-day period.

## 1.8 Protection of resident's belongings

The contractor will make sure that:

- Furniture, fittings, and carpets are protected by dustsheets. If items of furniture or other possessions cannot be moved by the resident, they will be moved with residents' permission if this offers further protection.
- If items are breakable or valuable residents should be advised that it would be wiser to move them.
- Damage to plants, trees etc. shall be avoided as far as possible. If some damage is inevitable this should be discussed and agreed with the resident.
- The area of the residents home, which is affected by the work, should be left clean and free from any debris.
- Equipment and materials must be removed wherever possible each day unless this is impracticable. In this case it should be stored in a position agreed with the resident.
- If the property is made unsafe or hazardous, the contractor will give the resident and any neighbours who may be affected, adequate warning and the contractor will minimise the risk. The contractor will also inform Vectis Housing Association of the issue immediately.
- Operatives must use cover guards to shoes / boots when working in residents' property.

## 1.9 Leaving residents' homes.

When completing works, contractors will:

- Explain to the resident what has been done and check to see that they are satisfied. If new equipment is installed contractors will leave operating instructions and provide a full demonstration on how to use the equipment.
- Check that all services are in working condition at the end of each day, during works and when the work is finished.
- Make sure that the resident's home is safe and habitable overnight and at weekends when the work cannot be completed within one working day.
- Contractors may also be asked to provide resident satisfaction documentation as part of the post-job process.



## 2. Safety Standards for Contractors

### 2.1 Protection of the Public

Protection of the public is of paramount concern and any arrangements must allow for the reduced level of awareness of safety risks amongst members of the public.

### 2.2 Responsibilities

Contractors are required to co-operate with Vectis Housing Association and individuals in discharging their responsibilities. They must:

- Ensure that a relevant risk assessment is completed before commencing work and notified of any subsequent changes to these assessments and ensure that persons likely to be affected are identified, are informed of the risks and appropriate control measures are taken.
- Ensure that persons under their control follow any rules and procedures (including provision and use of Personal Protective Equipment).
- Ensure that any other person likely to be affected by their operation is informed of the risks and the measures necessary to remain unharmed.
- Prepare a specific method statement where required. It must include all the measures necessary to ensure that the operation can be carried out safely and must be submitted and agreed before any work commences.
- Contractors must satisfy themselves that all tools, plant, or equipment are suitable for the purpose to which the Contractor intends to use them and that they are in good condition and any defects reported without delay. The users must be trained, competent and supervised.
- Every effort must be made to segregate the general public, especially children, from work areas.
- Co-operate with Vectis Housing Association to enable them to carry out their statutory duties.
- The contractor will be required to comply with the requirements of CDM principal contractor / designer.

### 2.3 Accident / Incident Reporting / Safeguarding

Contractors must have their own Accident Book and they must record details of all injuries to their employees. All accidents are to be immediately reported to Vectis Housing Association or any client or contractor of Vectis Housing Association. The Contractor must inform the Health & Safety Executive and submit an F2508 in the event of a reportable accident to direct or agency employees as defined in RIDDOR. A copy of the F2508 document must be forwarded to Vectis Housing Association and/or the Contractor. Contractors are also required to keep Vectis Housing Association, or any client or contractor of Vectis Housing Association informed of the subsequent developments of long term injuries, diseases, and dangerous occurrences. Contractors are also required to notify Vectis Housing Association where there are any concerns in relation to safeguarding issues that they may encounter when accessing residents' properties.



## 2.4 Welfare

Any facilities provided by the contractor are to be maintained in a safe and clean condition and any person wilfully damaging such facilities will be removed from site and subsequently be liable to being charged for making good. Contractors must assess their first aid needs to ensure adequate and appropriate first aid provision is made for their employees. Smoking and vaping is not permitted on any Vectis Housing Association sites or properties.

## 2.5 Minimum Acceptable Standards

All tradesmen and operatives employed on behalf of Vectis Housing Association, or any client or contractor of Vectis Housing Association will have a demonstrable skill level incorporating Health & Safety training at the appropriate level for the activities to be undertaken. Contractors are required to declare and be able to demonstrate the level of Health & Safety training that has been completed by their managers and supervisors, relevant to their responsibilities.

## 2.6 Risk Assessments

The Management of Health & Safety at Work Regulations requires employers and self-employed persons to make a suitable and sufficient assessment of the risks to employees and any others who may be affected by their undertaking and record the significant findings. All risk assessments will be reviewed by Vectis Housing Association or the contractor prior to commencing work on site. A period must be allowed for this process and therefore method statements must be submitted by a given date and agreed. Failure to comply may result in a delayed start to the operation.

## 2.7 Method Statements

All method statements will be reviewed by Vectis Housing Association or the contractor prior to commencing work on site. To allow review method statements must be submitted by a given date and agreed.

## 2.8 Fire Precautions

Contractors retain the primary duty to ensure that all its workers fully understand and are familiar with the fire precautions. Care must be taken when using any equipment that generates flames, sparks, heat or other similar ignition sources and hot work permits will be required for all such activities. No hot works should be carried out within the final hour of the day's work activity. Flammable substances must not be brought onto any site without notification in the relevant method statement. Fire call points, exits and roadways must be kept clear at all times. Where work may obstruct/affect access to fire exits, call points and fire equipment, notification must be given before this situation arises. Contractors must identify and provide their own fire extinguishers/equipment on site which must be in a serviceable condition and suitable for the risks involved. Waste materials must be removed from the premises at the end of each day, high risk items must be removed upon completion of their use.

## 2.9 Asbestos

For any work that involves disturbance of the fabric of the building the contractor must make reasonable efforts to identify the likelihood of presence of asbestos in the area to be worked or disturbed, for example:



- look for adhesive labels warning of the presence of asbestos,
- ask for the site asbestos register,

If contractors are working with asbestos containing materials the activities must be in accordance with the Control of Asbestos at Work Regulations, associated government codes of practice and company requirements. When working with asbestos containing materials, contractors should ensure that their workers are competent to carry out their work and are aware of all associated risks and control measures. Where risk assessments and method statements have been provided workers must be aware and work in accordance with them. Records of training and competency should be provided when requested. For further information please refer to the Asbestos Management document. Particular attention should be made to asbestos waste and the correct process and procedures are adhered to.

#### 2.10 Dress code

Contractor work employees will ensure compliance with the company dress code, as a minimum all workers must wear:

- Identifiable uniform
- Appropriate safety footwear with mid-sole protection

#### 2.11 Personal Protective Equipment

The Personal Protective Equipment at Work Regulations require every employer to provide their employees with suitable personal protective equipment to be used at work when they may be exposed to a hazard where there is a risk to their health or safety that cannot be adequately controlled by other means. PPE must be fit for purpose, kept clean, maintained, and stored in good condition, with any defects reported.

#### 2.12 Disciplinary procedure

Contractors will, when necessary, invoke their disciplinary procedures. Repeat infringements or serious offences may result in individuals being removed from site and may be precluded from other work for that contractor.

#### 2.13 Drugs and alcohol

It is the policy of Vectis Housing Association or any client or contractor of Vectis Housing Association to seek to ensure that all its sites are free of the use of alcohol and non-prescribed drugs. Vectis Housing Association or any client or contractor of Vectis Housing Association will exclude from its sites any person under the influence of alcohol or non-prescribed drugs.

#### 2.14 Good order – housekeeping

Site tidiness is an essential part of accident reduction and fire prevention programs. Areas where Contractors are undertaking work will be kept in a reasonable state of cleanliness to prevent slips, trips, and fire hazards. Waste, debris, and off-cuts of materials are to be cleared as is necessary but





at least daily to ensure other users of the site are not put in danger and that floor areas or structures are not overloaded. No timber or other material with projecting nails shall be allowed to remain in place where they are a source of danger. A good order strategy should be in place to manage this requirement. All materials / waste removed from site in the first instance should be recycled, or if this is not possible, should be disposed of via an approved waste transfer site and all waste transfer documentation made available to Vectis Housing Association on request.

#### 2.15 Manual handling

Contractors are to assess the risk and avoid manual handling where reasonably practicable by the use of mechanical aids. Where mechanical aids are not used the contractor is responsible for undertaking a detailed assessment of the residual risks to be carried out and a safe system of work used to ensure the health and safety of the employee. Suitable PPE should be issued where appropriate.

#### 2.16 Access equipment / ladders and step ladders

All access equipment must be assessed for suitability. Ladders (step and lean to) may only be used for access where there is no suitable alternative and a risk assessment justifies their use.

It is the contractor's responsibility to ensure that:

- the equipment used is suitable for the task and regularly inspected
- workers are suitable trained in working at height procedures.

Note: Ladders (step and lean to) can be used as working platforms where there is no suitable alternative and a risk assessment justifies their use.

#### 2.17 Lifting operations, excavators, hoists, and MEWP's

It is the responsibility of the contractor to ensure that all lifting equipment and accessories whilst working on behalf of Vectis Housing Association or any client or contractor of Vectis Housing Association are in compliance with the Provision and Use of Work Equipment Regulations and the Lifting Operations and Lifting Equipment Regulations. All lifting operations must be fully assessed and planned by a competent, appointed person who has adequate practical and theoretical knowledge and carried out in compliance with BS 7121 Safe Use of Cranes. All lifting equipment including excavators, hoists, and MEWP's, must be accompanied with all current examination, inspection and test certificates and reports for retention by the Principal Contractor.

#### 2.18 Spraying and misting

All contractors and suppliers utilising misting and spraying techniques will comply with the and be trained in the relevant guidance and British Standards and legislations and will provide evidence on request.

#### 2.19 Tools

It is the contractor's responsibility to train its' employees in the use of any tools that they utilise in the execution of any services for Vectis Housing Association or any client or contractor of Vectis



Housing Association to the relevant guidance and standard and consider all relevant areas of health and safety.

#### 2.20 Monitoring contractor Health & Safety.

Although the ongoing monitoring of health and safety is the contractor's responsibility, formal inspection and / or auditing may be carried out by Vectis Housing Association or any client or contractor of Vectis Housing Association to monitor safety standards.

Further information on our commitment to health and safety can be found in our Health & Safety Policy.

2.21 All Contractor vehicles should be sign written with any logos. They should include working in partnership with Vectis Housing, if this is applicable (this will be agreed during contract negotiations).

### **3. Equality & Diversity**

3.1 Vectis Housing Association or any client or contractor of Vectis Housing Association is committed to equality and diversity and to the elimination of direct and indirect discrimination in all our dealings as an employer and provider of housing and related services. Vectis Housing Association will reflect its duty to promote equality in its procurement functions and will ensure that the protected characteristics are integrated into its procurement processes. More information can be found in our Equality, Diversity & Inclusion Policy

### **4. Anti-Fraud, Theft and Bribery Policy Summary**

4.1 Vectis Housing Association operates a counter fraud, corruption and bribery policy that details the steps that must be taken where fraud, corruption or bribery is suspected or discovered. Any person who becomes aware of any fraud, corruption, bribery, or other illegal act and does not follow this policy could be subject to disciplinary action.

The key objectives of this policy are for Vectis Housing Association to:

- demonstrate commitment to minimise the risk of these incidents occurring
- safeguard assets and reputation
- provide a framework for whistleblowing
- ensure Employers and employees can declare private interests which potentially conflict with the activities of Vectis Housing Association

4.2 Fraud and bribery are criminal offences, and the police are likely to be involved.

Any individual committing acts of fraud or bribery could be subject to both criminal and disciplinary action.

4.3 More information can be found in our Anti-Fraud, Theft and Bribery Policy.

### **5. Modern Slavery**



5.1 Vectis Housing Association will continue to take appropriate steps to ensure that there is no modern slavery or human trafficking in our supply chains. This includes continuing to review our existing policies and procedures in light of the requirements of the Modern Slavery Act 2015. All contractors and suppliers must comply with the Modern Slavery Act 2015.

## **6. Social Value**

6.1 The Social Value Act applies to Housing Associations and requires us to consider how social value can be provided in service contracts in local areas. Contractors and suppliers consider how they can help fulfil the requirements by working in partnership with the Welfare and Communities Officer at Vectis Housing Association. This may include providing working opportunities, e.g. apprenticeships if available or to provide local neighbourhood improvement support.

6.2 As a requirement of any formal tender exercise, contractors will need to demonstrate to Vectis Housing Association that they have implemented a clear Corporate Social Responsibility policy and/or culture at their company.

## **7. Contractor understanding and compliance**

7.1 This policy will form a part of any subsequent Subcontract or Purchase order.

7.2 Contractors are deemed to have read and have understood all the above and will comply with all the requirements of the Code of Practice and Safety Standards when working on behalf of Vectis Housing Association.

7.3 Contractor policies and procedure shall comply with the Equality Act 2010 and cover the 9 protected characteristics.

7.4 Contractors are deemed to have read and have understood Vectis Housing Association

Policies:

- Health and Safety
- Repairs and Maintenance
- Asbestos Management
- Electric Safety
- Gas Safety
- Water Hygiene & Legionella
- Fire Safety
- Equality, Diversity & Inclusion
- Anti-Fraud, Theft & Bribery Policy
- Data Protection



7.5 Vectis Housing Association reserve the right to remove or suspend contractors from our approved supplier list if we find them to be in breach of these standards or bring Vectis Housing Association into disrepute.

## **8. Probity**

8.1 Contractors will carry out their work in an accountable and transparent manner and in accordance with the highest standards of probity, professionalism, and integrity.

8.2 Contractors will not exploit their positions and relationship with Vectis Housing Association.

8.3 Contractors will disclose any known relationships with Vectis Housing Association staff or residents where these may overlap with work carried out on behalf of the organisation.

8.4 Contractors will disclose any other potential conflict of interest arising from work to be carried out on behalf of the organisation.



## **Site Specifications and Plans 1-43;**

### **1. Portland Street, Newport (Drawing ref: MP-PS-01)**

*Terrace of 3 houses with car park area at the rear*

#### **On Each Visit**

- Grass to be cut by push mower on all communal areas.
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradicate weeds to be used on pathways and carpark.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns.  
*where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulley's in car park areas.
- Maintain all shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

#### **General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Hedges** – 2 heavy cuts a year, carried out in March and September.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillet- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 [520353](tel:520353)



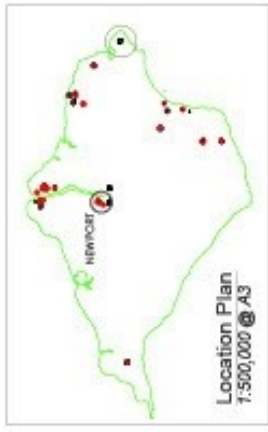
**Vectis** Housing

Vectis Housing Association  
 Chapel House, 30 Chapel Street,  
 Newport, PO30 1PZ

Housing Address:  
 Portland Street  
 Newport  
 Isle of Wight  
 PO30 1QH

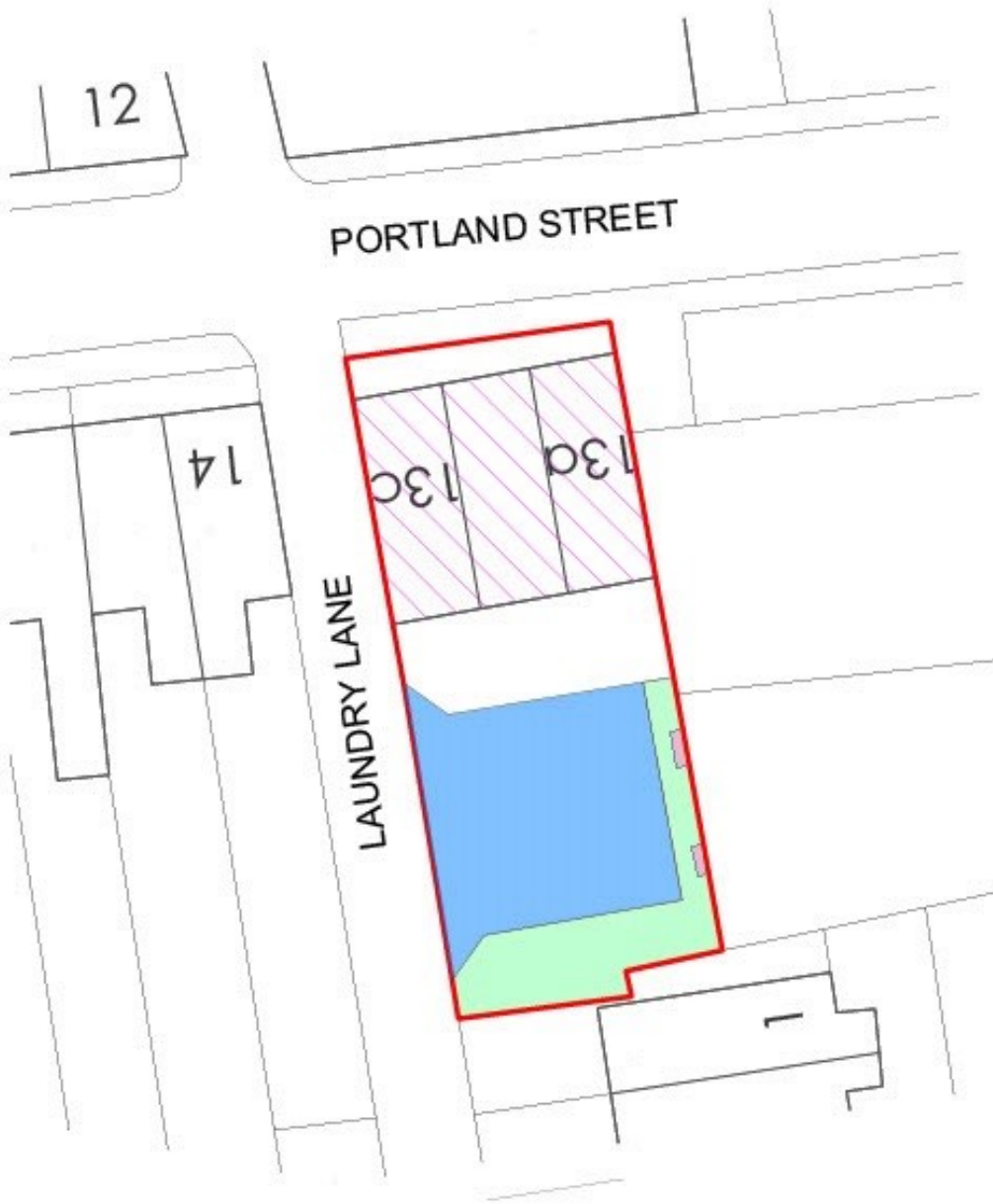
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Drawing Ref:



KEY LEGEND

	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



Site Plan  
 1:200 @ A3

## 2. Wayside Drive (off Hunnyhill) and 113-117 Hunnyhill, Newport (Drawing ref: MP-WD-01)

*A development of thirteen houses with road and car parking areas. Road only (Not parking bays) has been adopted by the Highways.*

### On Each Visit

- Grass to be cut by push mower on all communal areas and adjoining verges.
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways (*including rear path behind 2-9 Wayside Drive*) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns. *where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulley's in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways including rear path behind 2-9 Wayside Drive.

### General:

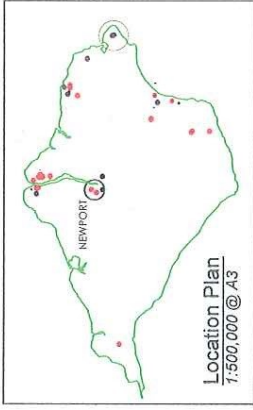
**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.







**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

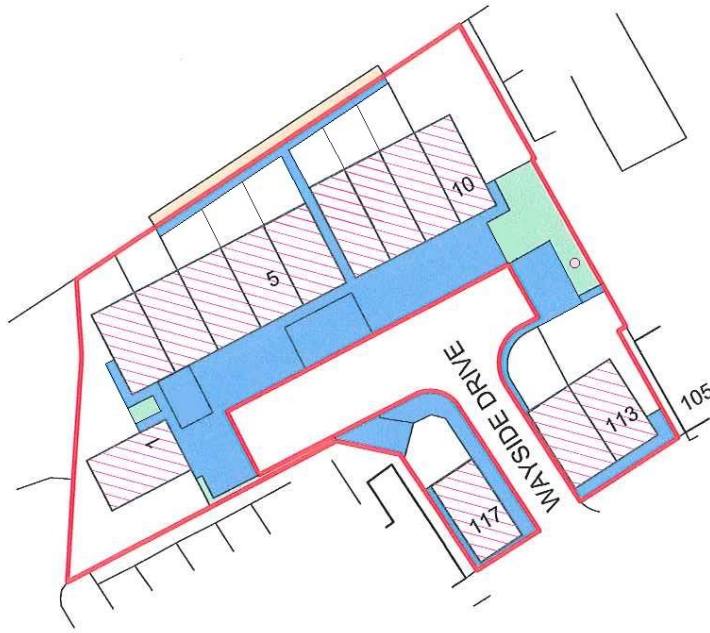
**Hedges** – 2 heavy cuts a year, carried out in March and September.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353






KEY LEGEND	
	HARD SURFACES
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Site Plan  
1:500 @ A3

	<b>Vectis Housing Association</b> Chapel House, 30 Chapel Street, Newport, PO30 1PZ
	Housing Address: Wayside Drive Newport Isle of Wight PO30 5BE
Scale: <b>1:500 @ A3</b>	Drawing Ref: <b>MP-WD-01</b>

Scale Legend





### 3. Oakwood Court, Sylvan Drive, Newport(Drawing ref: MP-OC-01)

*Block of 14 flats and 3 maisonettes set in a quadrangle with inner courtyard. The Association is responsible for the maintenance of the hedges on the west and north boundaries and eastern boundary.*

*There are flower beds/borders in the lawns to the front of the building and planters in the Courtyard which are generally maintained by residents.*

#### **On Each Visit**

- Grass to be cut by push mower on all communal areas.
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- All planters, which are not maintained by residents to be forked over, weeds removed and debris to be cleared.
- Pathways, car parks & bin areas (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns.  
*where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Rake over gravel courtyard area evenly, Herbicide treatment to reduce/irradiate weeds.
- Clear surface to road drains and gully's in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

**Please note; where the pruning of hedges/trees is likely to result in cuttings being dropped in private properties or land that is not owned by us, notice will need to be given to the private/land owners at least 1 week in advance- Consult with Sam Tillett**

#### **General:**

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**Lawn Treatment-** 1 lawn/grass feed and weed type treatment completed annually between March and May.

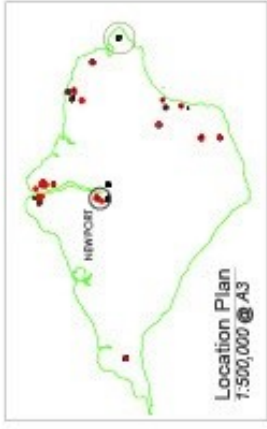
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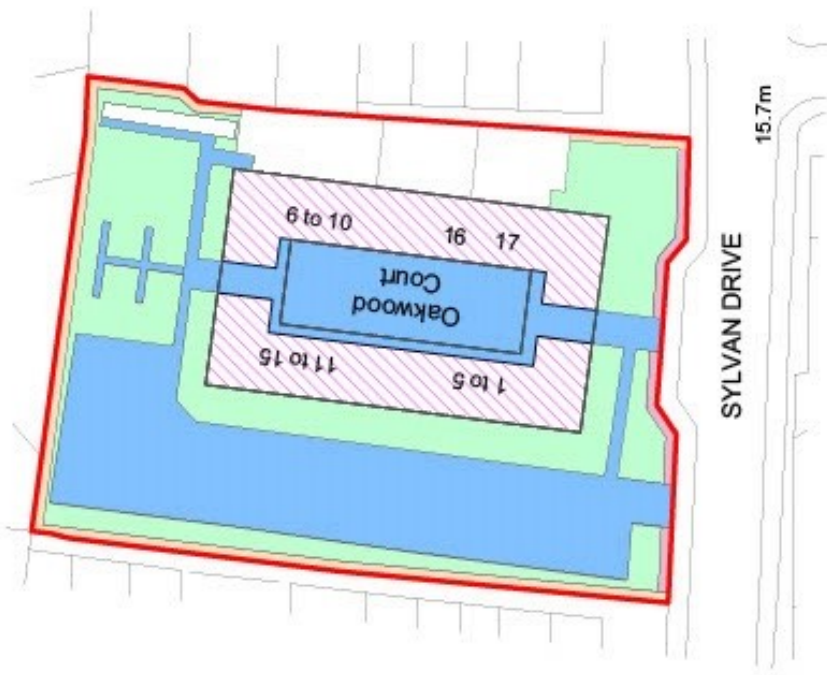






KEY LEGEND

	HARD SURFACES
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Site Plan  
1:500 @ A3

	<b>Vectis Housing Association</b> Chapel House, 30 Chapel Street, Newport, PO30 1PZ
	Housing Address: Oakwood Court Newport Isle of Wight PO30 5FB
Scale: 1:500 @ A3	Drawing Ref: MP-OC-01



#### 4. 145 School Green Road, Freshwater (Drawing ref: MP-SGR-01)

*Small enclosed development of four flats and one house. There is a tarmaced area with steps to the front elevation. Paved area to the side elevation. Grass and paved areas to the rear.*

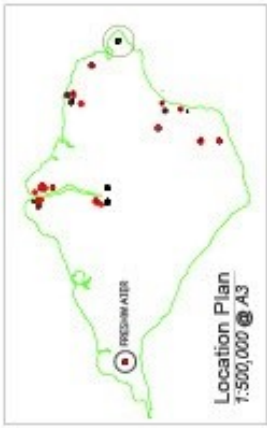
##### **On Each Visit**

- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways, car parks & bin areas (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Rake over gravel area evenly, Herbicide treatment to reduce/irradicate weeds.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog, or animal faeces from communal areas and/or pathways.
- Herbicide treatment to reduce/irradicate weeds to be used on pathways and carpark.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

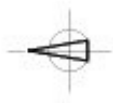
##### **General:**

**Breakages & Waste (bulky/black bags)-** Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 [520353](tel:520353)





KEY LEGEND	
	HARD SURFACES
	GRASSED AREAS
	VECTIS OWNED PROPERTIES
	BOUNDARIES



**Vectis Housing**  
 Vectis Housing Association  
 Chapel House, 30 Chapel Street,  
 Newport, PO30 1PZ

Housing Address:  
 School Green Road  
 Freshwater  
 Isle of Wight  
 PO30 5BB

Scale:  
 1:200 @ A3 MP-SGR-01



Scale Legend



Site Plan  
1:200 @ A3



## 5. 12A The Avenue, Freshwater (No site Plan)

*Single Property with own rear garden, communal rear access pathway and parking bay.*

**Note:** (4 visits a year for this site)

### **On Each Visit**

- Gravel pathway surface to be raked level and evenly. Pathway and parking bay [parking bay for 12A clearly designated] to be kept free from moss, vegetation, and leaf litter.
- Dispose of day-to-day litter within the rear communal pathway area and around parking bay [parking bay for 12A clearly designated].
- Remove cat, dog or animal faeces from communal rear pathway and parking bay [parking bay for 12A clearly designated].
- Herbicide treatment to reduce/irradiate weeds to be used on rear access pathway and parking bay [parking bay for 12A clearly designated].

*This is subject to an assessment at each use- weather conditions/soil state etc.*

### **General:**

**Breakages & Waste (bulky/black bags)-** Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353





## 6. 120 -126 Bellevue Road, Cowes (Drawing ref: MP-BR-01)

*Two pairs of houses. The areas to be maintained are to the front of the properties and between the two pairs.*

### **On Each Visit**

- Grass to be cut by push mower on all communal areas.
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns.  
*where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulley's in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

### **General:**

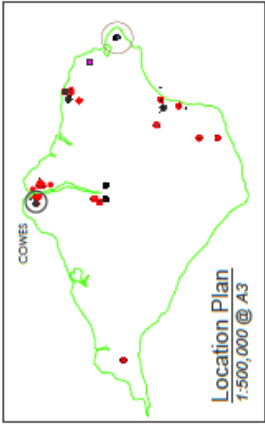
**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Hedges** – 2 heavy cuts a year, carried out in March and September.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353

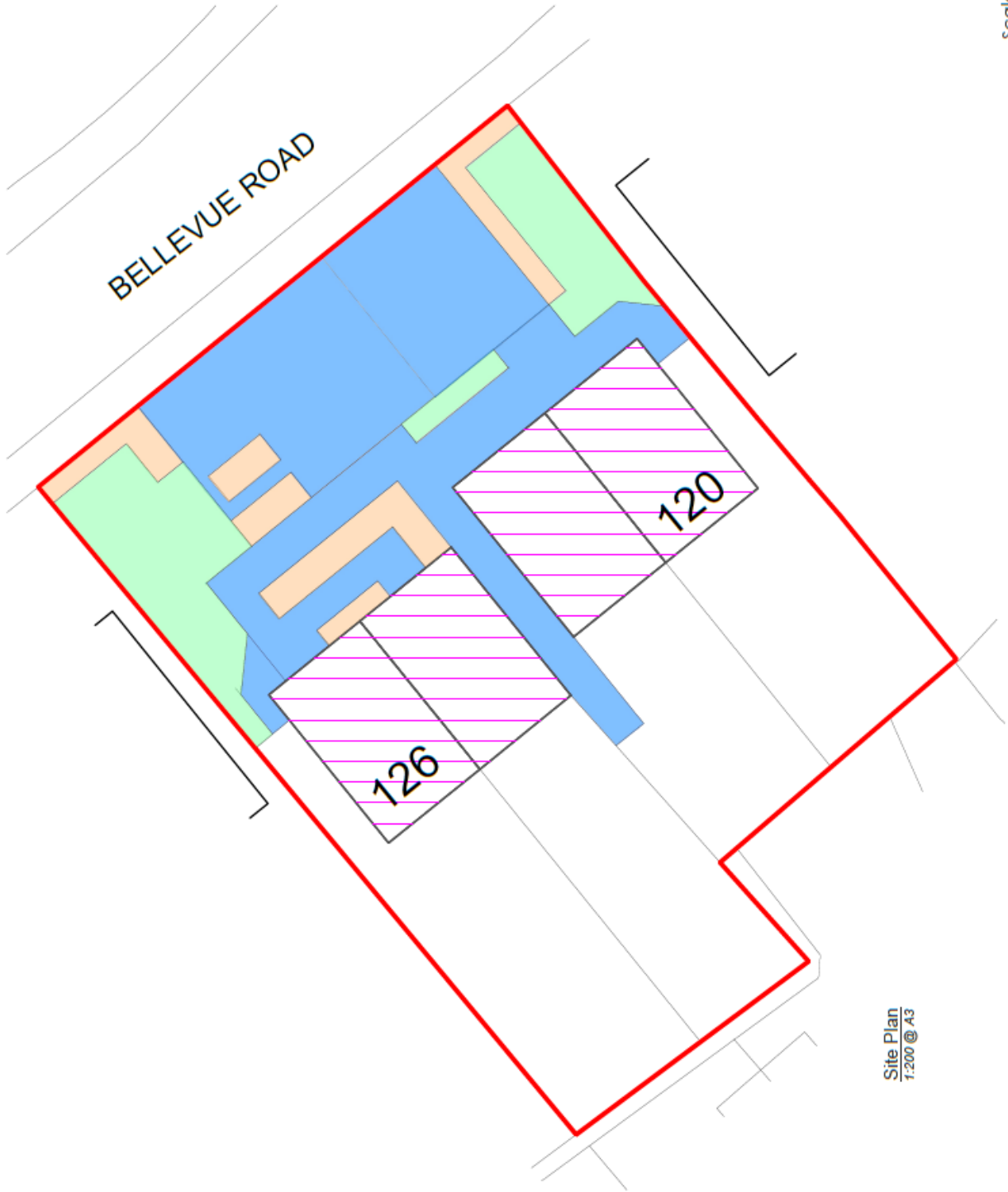




KEY LEGEND	
	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



	<b>Vectis Housing</b> Vectis Housing Association Chapel House, 30 Chapel Street, Newport, PO30 1PZ
	Housing Address: Bellevue Road Cowes Isle of Wight PO31 7LD
Scale: <b>1:200 @ A3</b>	Drawing Ref: <b>MP-BR-01</b>



## 7. Arctic Rd, Cowes (165 & 191-221) (Drawing ref: MP-AR-01)

165, 1 self contained block of 3 Flats.

191 – 221, 8 Flats (2 Blocks), 7 Bungalows and 16 Houses, with service Road to rear  
The grassed play area adjacent to No. 221 is to be included within the schedule.

### On Each Visit

- Grass to be cut by push mower on all communal areas and adjacent to 221 (*on the corner of Arctic Road & Smithards Lane*).
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways, car parks & bin areas (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces and rear access roads to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns.  
*where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulley's in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.
- Cut back any hedges, vegetation growth that impedes public pavements around the site.

### General:

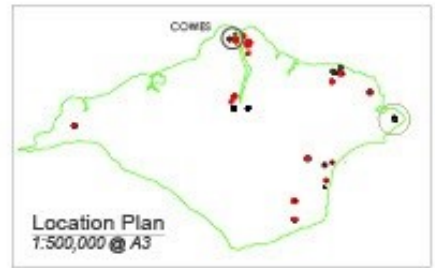
**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Hedges** – 2 heavy cuts a year, carried out in March and September.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillet - sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353

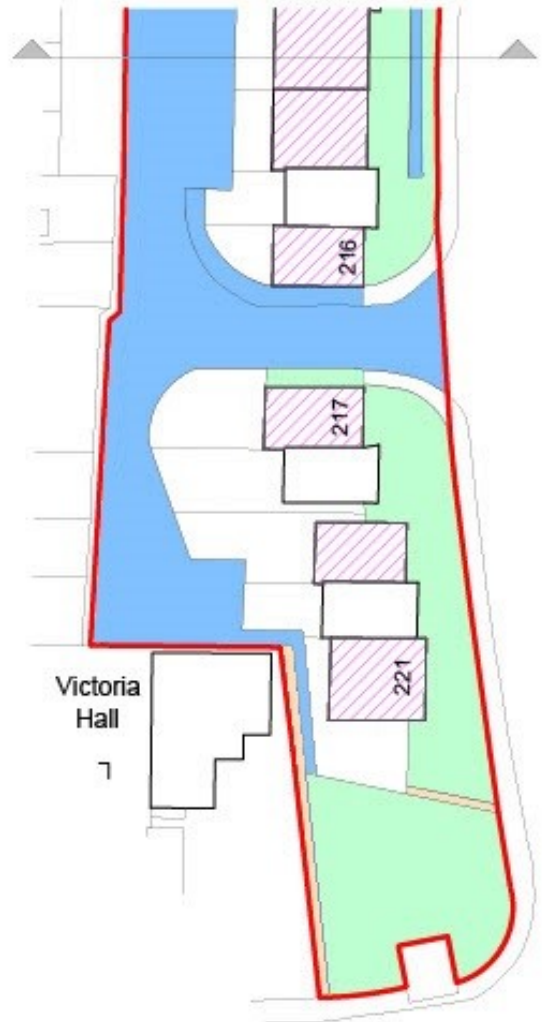




KEY LEGEND	
	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES

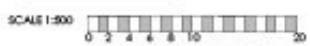



Site Plan  
1:500 @ A3



Victoria Hall  
7

Scale Legend





**Vectis Housing Association**  
Chapel House, 30 Chapel Street,  
Newport, PO30 1PZ

Housing Address:  
Arctic Road  
Cowes  
Isle of Wight  
PO31 7PE

Scale: 1:500 @ A3      Drawing Ref: MP-AR-01

## 8. Acorn Gardens, East Cowes (Drawing ref: MP-AG-01)

*Estate comprising of 3 bungalows and 25 houses. Also situated within the estate is a private bungalow (no.22)*

*The large Oak trees on the Victoria Grove boundary and within the estate have TPO's/planning conditions attached.*

### **On Each Visit**

- Grass to be cut by push mower on all communal areas.
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces (*including block paved access roads*) to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter (*including rear paths behind 11-14 and 17-20*).
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns. *where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gully's in car park areas.  
Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways (*including both sides and the top-height of approximately 1.8m/6ft of the hedgerow running along Victoria Grove*).

### **General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

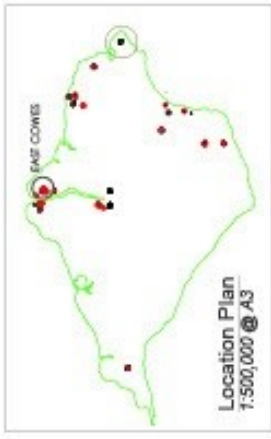
**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Mulched beds** – top up once per year if required.

**Hedges** – 2 heavy cuts a year, carried out in March and September.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353





KEY LEGEND

	HARD SURFACES
	GRASED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



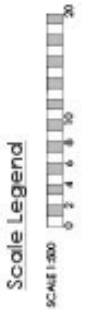
**Vectis** Housing

Vectis Housing Association  
Chapel House, 30 Chapel Street,  
Newport, NP20 1PZ

Housing Address:  
Acorn Gardens  
East Coves  
Isle of Wight  
PO32 6TD

Scale:  
1:500 @ A3 MP-AG-01

Drawing Ref:



Site Plan  
1:500 @ A3

## 9. St Josephs Close, East Cowes (Drawing ref: MP-KA-01)

*Small cul-de-sac off Kent Avenue.*

*Note: All grass verges within the Kent Estate belong to and are the responsibility of the Association to maintain. The pavements are adopted by the Highways.*

### **On Each Visit**

- Grass to be cut by push mower on all verges and on both grass plots on either side of the entrance of the close.
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds (*including either side of the entrance to the close*).
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns.  
*where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulley's in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required (except in front of the garages), keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways (*this included the grass plot area adjacent to entrance of Kent Avenue/St Josephs close*).

### **General:**

**Grass** – 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

***(Both grass plots on either side of the entrance of the close to be included in 'No Mow May' with mown strip around the edge of the grass area. Signs to be installed to indicate 'No Mo May' area)***

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Hedges** – 2 heavy cuts a year, carried out in March and September.

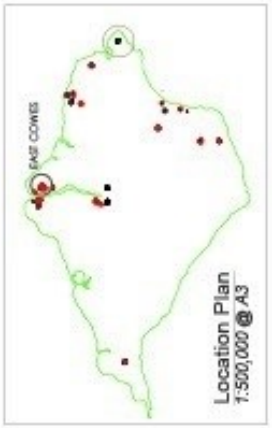
**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillet](mailto:sam@vectishousing.co.uk)- [sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353



**Vectis Housing**  
 Vectis Housing Association  
 Chapel House, 30 Chapel Street,  
 Newport, PO30 1PZ

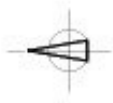
Housing Address:  
 Kent Avenue  
 East Cowes  
 Isle of Wight  
 PO32 6DN

Scale:  
 Drawing Ref:  
 1:1250 @ A3 MP-KA-01



**KEY LEGEND**

	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES





## 10. Grenville Close, East Cowes (Drawing ref: MP-KA-01)

*Cul-de-sac located off Kent Avenue. Some of the trees in the Close have planning conditions attached but not TPO's.*

### On Each Visit

- Grass to be cut by push mower on all small areas and ride-on mechanical mowers on large open green spaces on all communal areas (*including the grass common outside the front of the block of flats and next to Broadsmith Avenue and the front areas of no.7-12*).
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways, car parks and entrances (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds (*including highway pavement hedge line to side of 1 Grenville Close*)
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradicate weeds to be used on pathways and carpark. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns. *where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gully's in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways (*this includes the bushes/hedges/shrubs in the front areas of no.7-12 [both side and top of hedge for no.12- approximately 2.4m/8ft] and included hedge of no.01 along public foot path side, along Kent Avenue*).

### General:

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

***(Large grass common to front [south] of car park [from entrance to car park area to Broadsmith Avenue] to be included in 'No Mow May' with mown strip around the edge of the grass area. Signs to be installed to indicate 'No Mo May' area)***

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Hedges** – 2 heavy cuts a year, carried out in March and September.



**Breakages & Waste (bulky/black bags)-** Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk / 01983 520353](mailto:sam@vectishousing.co.uk)

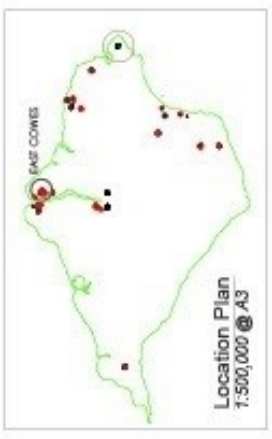




**Vectis Housing**  
 Vectis Housing Association  
 Chapel House, 30 Chapel Street,  
 Newport, PO30 1PZ

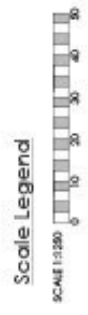
Housing Address:  
 Kent Avenue  
 East Cowes  
 Isle of Wight  
 PO32 6QN

Scale:  
 1:1250 @ A3 MP-KA-01  
 Drawing Ref:



**KEY LEGEND**

	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



## 11. Kent Avenue, East Cowes (Drawing ref: MP-KA-01)

*The schedule does not include for land beyond no. 5 Kent Avenue and the lower side of the entrance to Princess Close.*

### **On Each Visit**

- Grass to be cut by push mower on all grass verges front gardens to Hillside, Parkview, Cherry Trees and cutting the grassed area adjacent to Cherry trees (*also in this adjacent area, all ivy, weeds and vegetation must be kept clear of the boundary of no.34 Kent Avenue [Private owner]*).
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns. *where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulley's in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

### **General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

***(Large grass area adjacent to Cherry Trees property to be included in 'No Mow May' with mown strip around the edge of the grass area. Signs to be installed to indicate 'No Mo May' area)***

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Hedges** – 2 heavy cuts a year, carried out in March and September.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353





## 12. Broadsmith Avenue & Nelson Close, East Cowes (Drawing ref: MP-KA-01)

*Located off Kent Avenue. The verges in these areas suffer vehicle damage and from time to time you may be asked to make good. However, no allowance for such repair should be included within this schedule*

### **On Each Visit**

- Grass to be cut by push mower on all verges and ride-on mechanical mowers on large open green spaces.
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways, carpark surfaces and garage forecourts to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns.  
*where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

### **General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

***(Large grass common to be included in 'No Mow May' with mown strip around the edge of the grass area. Signs to be installed to indicate 'No Mo May' area)***

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Hedges** – 2 heavy cuts a year, carried out in March and September.

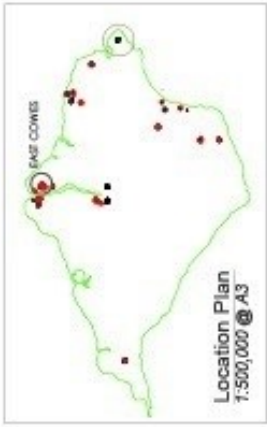
**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillet](mailto:sam@vectishousing.co.uk)- [sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353



**Vectis Housing**  
 Vectis Housing Association  
 Chapel House, 30 Chapel Street,  
 Newport, PO30 1PZ

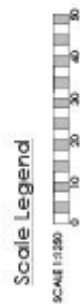
Housing Address:  
 Kent Avenue  
 East Cowes  
 Isle of Wight  
 PO32 6QN

Scale:  
 1:1250 @ A3 MP-KA-01  
 Drawing Ref:



**KEY LEGEND**

	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES





### 13. Princess Close, East Cowes (Drawing ref: MP-KA-01)

*Located off Kent Avenue. There is a grass common on which there are 2 no. large Holm Oaks to which there are attached TPO's*

#### **On Each Visit**

- Grass to be cut by push mower on all verges and slopes; ride-on mechanical mowers on large open green spaces.
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- Trimming of side and complete top of *hedge specific to No.117 York Avenue in pathway between York Avenue and Princess Close (height approximately- 1.8m/6ft)*
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Targeted herbicide treatment on lawns.  
*where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

#### **General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

***(Large grass common to be included in 'No Mow May' with mown strip around the edge of the grass area. Signs to be installed to indicate 'No Mo May' area)***

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Hedges** – 2 heavy cuts a year, carried out in March and September.

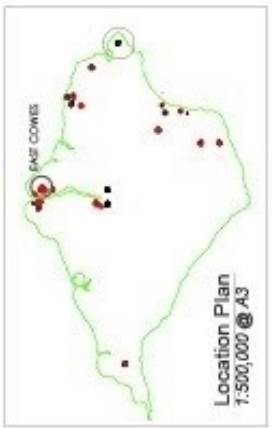
**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353



**Vectis Housing**  
 Vectis Housing Association  
 Chapel House, 30 Chapel Street,  
 Newport, PO30 1PZ

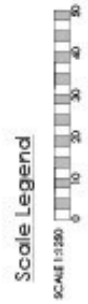
Housing Address:  
 Kent Avenue  
 East Cowes  
 Isle of Wight  
 PO33 6DN

Scale:  
 1:1250 @ A3 MP-KA-01  
 Drawing Ref:



**KEY LEGEND**

	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



#### 14. Garage Sites – Kent Avenue, East Cowes (Drawing ref: MP-KA-01)

*An area comprising of thirty garages situated off the top of Kent Avenue*

*The boundaries are clearly defined.*

##### **On Each Visit**

- Grass to be cut by push mower on all communal areas and verges.
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on roadway/garage forecourt.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns.  
*where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulley's in garage area areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

##### **General:**

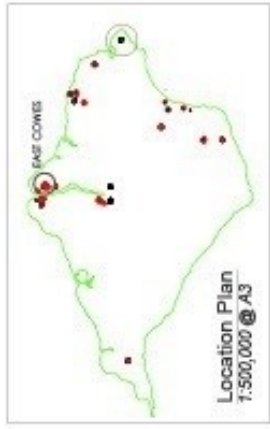
**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Hedges** – 2 heavy cuts a year, carried out in March and September.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: Sam Tillett- sam@vectishousing.co.uk / 01983 520353





KEY LEGEND

	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



**Vectis Housing**  
Vectis Housing Association  
Chapel House, 39 Chapel Street,  
Newport, PO30 1PZ

Housing Address:  
Kent Avenue  
East Cowes  
Isle of Wight  
PO32 6DN

Scale:  
1:1250 @ A3 MP-KA-01  
Drawing Ref:



Scale Legend  
SCALE 1:1250



## 15. Garage Sites –Nelson Close, East Cowes (Drawing ref: MP-KA-01)

*An area comprising of five garages off cul-de-sac in Nelson Close.*

*The boundaries are clearly defined.*

### **On Each Visit**

- Grass to be cut by push mower on all communal areas and verges.
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on roadway/garage forecourt.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns.  
*where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulley's in garage area areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

### **General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Hedges** – 2 heavy cuts a year, carried out in March and September.

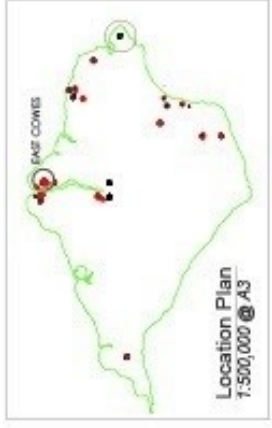
**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillet](mailto:sam@vectishousing.co.uk)- [sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353



**Vectis Housing**  
 Vectis Housing Association  
 Chapel House, 30 Chapel Street,  
 Newport, PO30 1PZ

Housing Address:  
 Kent Avenue  
 East Cowes  
 Isle of Wight  
 PO32 5QN

Scale:  
 1:1250 @ A3 MP-KA-01



**KEY LEGEND**

	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



## 16. Kelsey Court, East Cowes (Drawing ref: MP-KE-02)

*Block of 10 flats and 1 maisonette set in a quadrangle with inner courtyard.*

### **On Each Visit**

- Grass to be cut by push mower on all communal areas.
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways, car parks and bins areas (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds (*including front/highway pavement hedge line*)
- Ivy to be trimmed back off the roof of the stores/sheds.  
**Caution- roofs are known to contain asbestos- care should be taken not to damage, compress or deform the roofing structure.**
- All pathways (*including courtyard and balcony walkways*) to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns.  
*where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulley's in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

### **General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

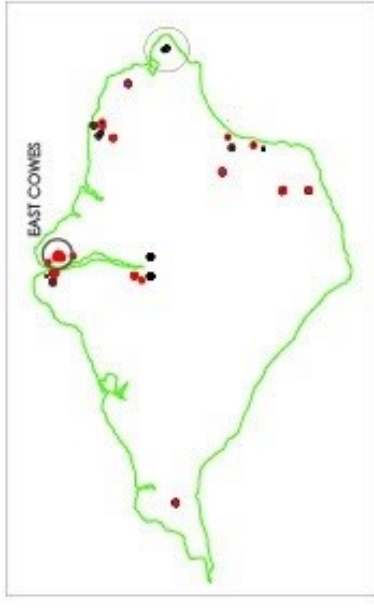
**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Mulched beds** – top up once per year if required.

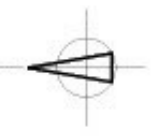
**Hedges** – 2 heavy cuts a year, carried out in March and September.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillet- sam@vectishousing.co.uk](mailto:sam.tillett@vectishousing.co.uk) / 01983 520353












Location Plan  
1:500,000 @ A4



**KEY LEGEND**

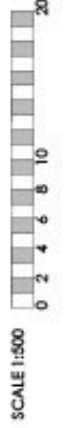
	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES

	
<b>Vectis Housing Association</b> Chapel House, 30 Chapel Street, Newport, PO30 1PZ	
Housing Address: <b>Kelsey Court</b> 165 York Avenue East Cowes, Isle of Wight PO32 8BX	Scale: <b>1:500 @ A4</b>
Drawing Ref: <b>MP-KE-02</b>	



Site Plan  
1:500 @ A4

Scale Legend





## 17. Queens Court, Victoria Grove, East Cowes (Drawing ref: MP-QC-01)

*Small enclosed development of four flats and eleven houses located off Victoria Grove. There are 2 car parks. Some trees, mainly along the boundary at the rear of numbers 1-8 have either TPO's or planning conditions attached.*

### On Each Visit

- Grass to be cut by push mower on all communal areas and verges (*including the rear of flats [No.9-12]- excluding frontages of [No.1-8 & No.13-15]*)
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction (*if not maintained by residents*).
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds (*including rear path of block of flats and pathway behind no.'s 1-6*).
- All pathways/carpark surfaces (*including block paved areas*) to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns. *where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulleys in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways (*including large area behind flats and rear path behind no's.1-6*).
- Cut back all vegetation growing to the right-hand side of the driveway (as you drive into the estate) along the retaining wall on our side of the fence and kill any weeds.

### General:

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Mulched beds** – top up once per year if required.

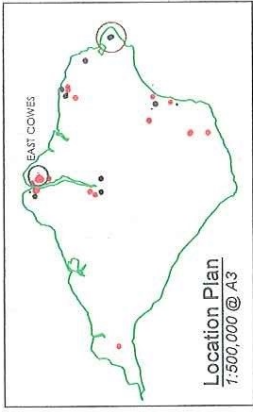
**Hedges** – 2 heavy cuts a year, carried out in March and September.



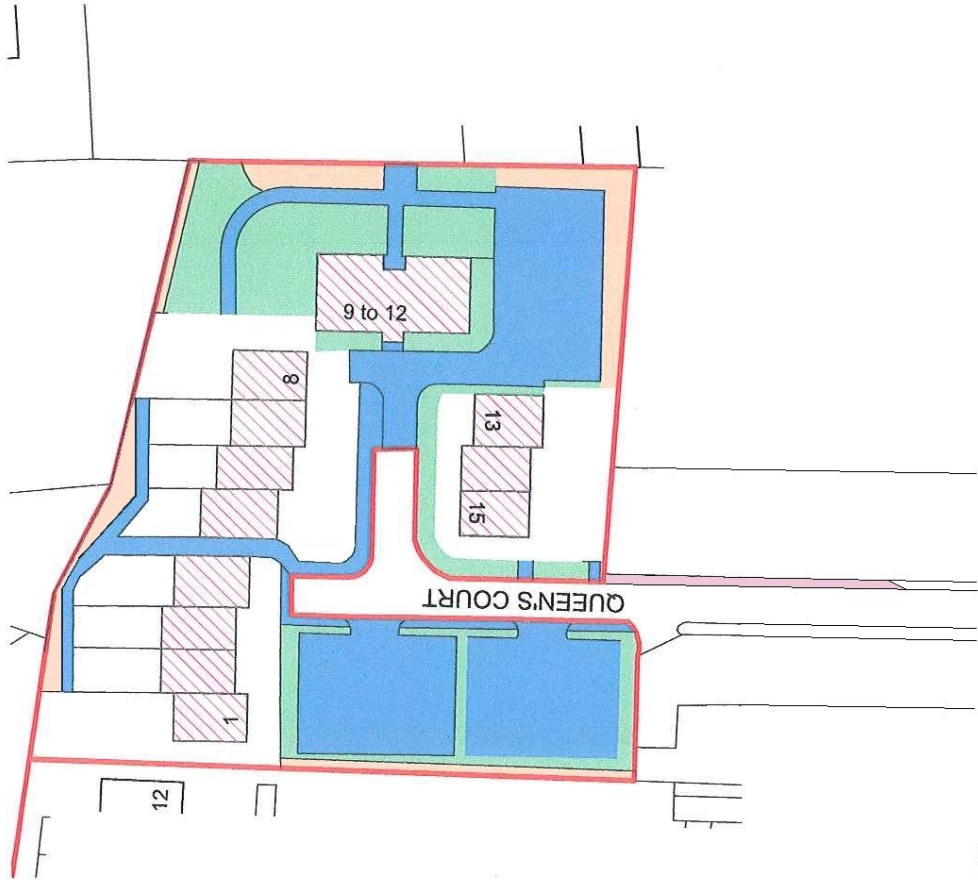
**Breakages & Waste (bulky/black bags)-** Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353







KEY LEGEND	
	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



Site Plan  
1:500 @ A3

<p><b>Vectis Housing</b> Vectis Housing Association Chapel House, 30 Chapel Street, Newport, PO30 1PZ</p>	Housing Address:
	<p>Queens Court East Cowes Isle of Wight PO32 6DX</p>
Scale:	Drawing Ref:
1:500 @ A3	MP-QC-01

Scale Legend



## 18. Westview Terrace, St Johns Road, Ryde (Drawing ref: MP-WVT-01)

*Terrace of 5 houses with car park to the rear accessed by driveway to side of terrace of which the Association has right of way.*

### **On Each Visit**

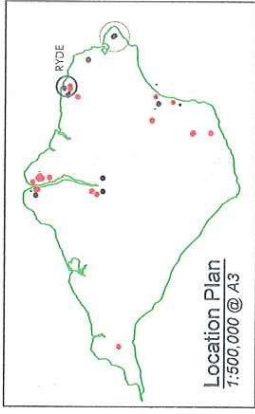
- All shrubs and borders to be kept weed free and edged (*including borders in carpark*)
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulleys in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

### **General:**

**Hedges** – 2 heavy cuts a year, carried out in March and September.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353





**KEY LEGEND**

	HARD SURFACES
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



**Vectis Housing**  
Vectis Housing Association  
Chapel House, 36 Chapel Street,  
Newport, PO30 1PZ

Housing Address:  
Westview Terrace  
Ryde  
Isle of Wight  
PO33 1JT

Scale:  
1:200 @ A3 MP-WVT-01

Drawing Ref:

Scale Legend



Site Plan  
1:200 @ A3

## 19. Holm Oak, Bellevue Road, Ryde (Drawing ref: MP-HO-01)

A block of six flats with large, gravelled car park to rear.

### On Each Visit

- Grass to be cut by push mower on all communal areas.
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction (*if not maintained by tenants*).
- Pathways, car parks and/or bin area (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways, carpark and bin area to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways, carpark and gravelled areas.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Gravel in car park to be raked level and evenly, grading to upper area from lower level where it accumulates, paying particular attention around gully areas as needed. Also, vegetation debris to be raked and removed from gravel.
- Gravel area under metal walkways to be weeded and gravel kept even, if not already maintained by residents.
- Targeted herbicide treatment on lawns.  
*where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulleys in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

### General:

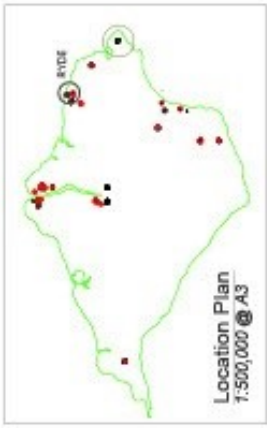
**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Hedges** – 2 heavy cuts a year, carried out in March and September.

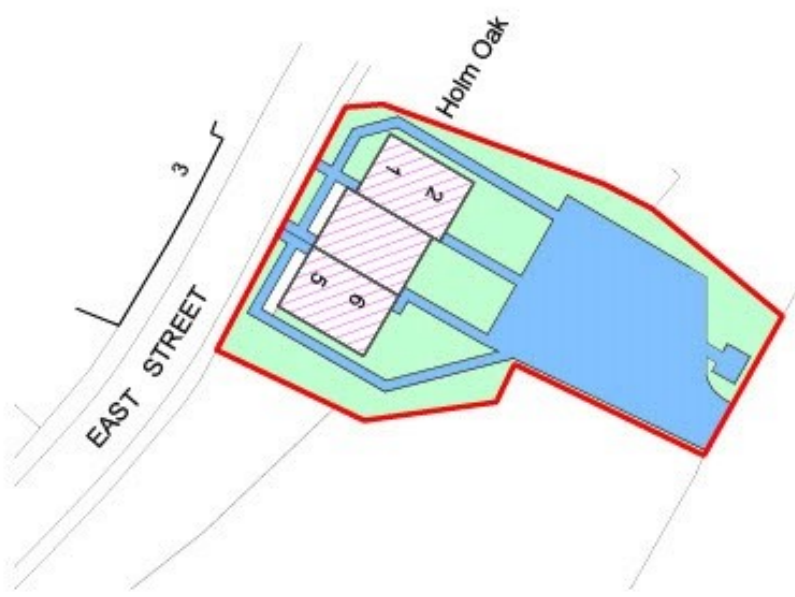
**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353





KEY LEGEND

	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



Site Plan  
1:500 @ A3

<p><b>Vectis</b> Housing Association Chapel House, 30 Chapel Street, Newport, PO30 1PZ</p>	<p>Housing Address: Holm Oak Ryde Isle of Wight PO33 2AH</p>
	<p>Scale: 1:500 @ A3 MP-HO-01</p>

Scale Legend





## 20. Jubilee Place, Monkton Street, Ryde (Drawing ref: MP-JP-01)

*A development of ten houses with road and car parking areas. Road only (not parking bays) has been adopted by the Highways*

### **On Each Visit**

- Grass to be cut by push mower on all communal areas.
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction (*this includes front gardens of 1-4 & 9-10, where tenants do not maintain themselves*).
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds (*including paths leading to front doors and area between no.01 and the telephone box*).
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter (*including paths leading to front doors and area between no.01 and the telephone box*).
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns. *where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulleys in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways (*particular attention is needed with the overhanging weeds/shrubs/trees from the railway line.*)

### **General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

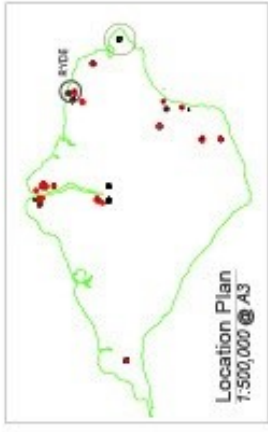
**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Mulched beds (including frontages of street facing properties not maintained by residents)**– top up once per year if required.

**Hedges** – 2 heavy cuts a year, carried out in March and September.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353





KEY LEGEND

	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



Site Plan  
1:500 @ A3

<p><b>Vectis</b> Housing</p>	<p>Vectis Housing Association Chapel House, 30 Chapel Street, Newport, PO30 1PE</p>
	<p>Housing Address: Jubilee Place Ryde Isle of Wight PO33 2BD</p>
<p>Scale: 1:500 @ A3</p>	<p>Drawing Ref: MP-JP-01</p>

Scale Legend



## 21. Kerryfields, Eddington Road, Nettlestone (Drawing ref: MP-KF-01)

*A development of ten houses with road and car parking areas and small area of grass adjacent to number 10*

### **On Each Visit**

- Grass to be cut by push mower on all communal areas.
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns.  
*where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulleys in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways

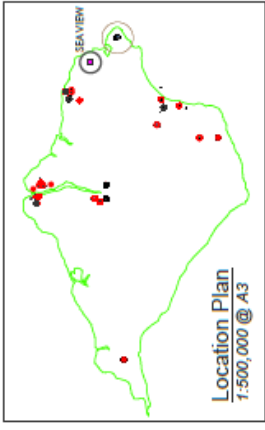
### **General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

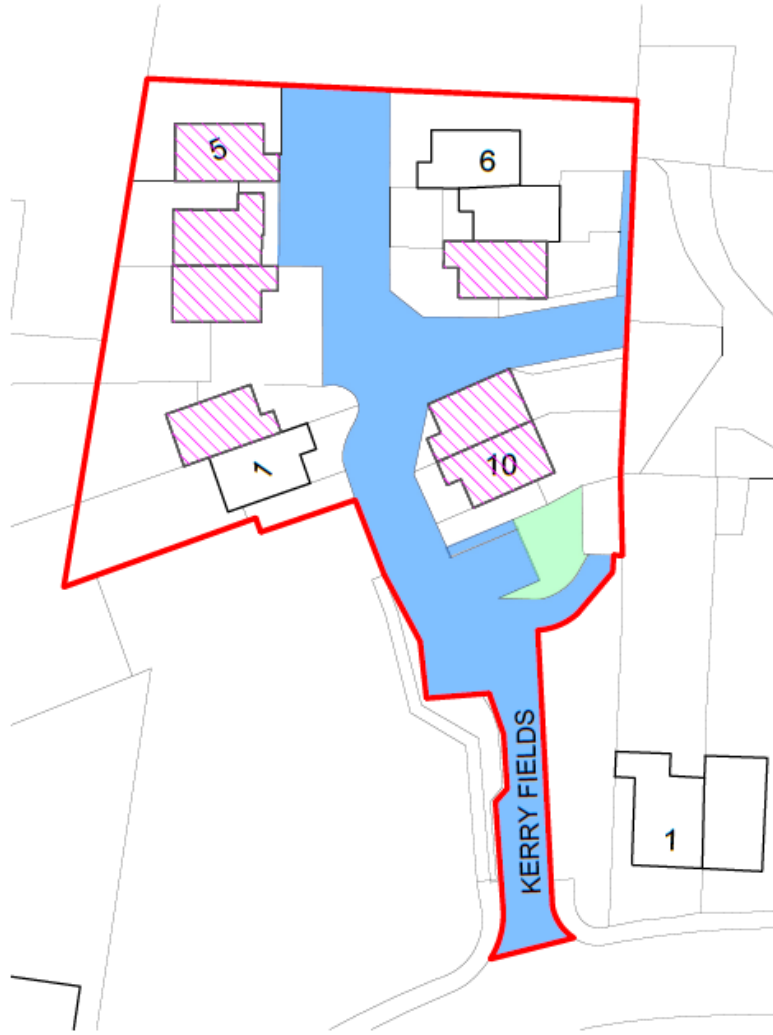
**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillet- sam@vectishousing.co.uk](mailto:Sam Tillet-sam@vectishousing.co.uk) / 01983 520353





KEY LEGEND	
	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



	<b>Vectis Housing Association</b> Chapel House, 30 Chapel Street, Newport, PO30 1PZ
	Housing Address: Kerry Fields Seaview Isle of Wight PO34 8BF
Scale: <b>1:500 @ A3</b>	Drawing Ref: <b>MP-KF-01</b>

Scale Legend



Site Plan  
1:500 @ A3

## 22. The Paddock, Apse Heath, Sandown (Drawing ref: MP-TP-01)

*A development comprising 13 houses and 8 flats. Residents are responsible for their front gardens but the small beds within the paved areas are to be included within this contract.*

### **On Each Visit**

- Grass to be cut by push mower on all communal areas (*including front & rear of flats 9-12 and 13-16 The Paddock*).
- Grass to be cut outside boundary wall adjacent to Woods Drive and Alverstone Road (extending up to, but excluding, Chambers Drive properties) to be carried out by mechanical ride-on mower.
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- **Exclude Lawn cut to front gardens of houses 1-8 and 17-21; included maintaining shrubs in beds within paved areas keeping free from weeds and vegetation.**
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction (*including houses 1-8 and 17-21*).
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds (*including rear pathways behind for properties; No.1-4, No. 5-8 & No.17-21*). **Access gate code [19572]**
- All pathways/carpark surfaces (including block paving) to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns. *where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulleys in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways (*including leylandii trees along footpath near no.08 and to the rear of flats 9-12*) (**please note they do not belong to the association and any work to these must only be on our side of the boundary**).

### **General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

***(Large grass area along Forest Road to be included in 'No Mow May' with mown strip around the edge of the grass area. Signs to be installed to indicate 'No Mo May' area)***

**Lawn Treatment-** 1 lawn/grass feed and weed type treatment completed annually between March and May.

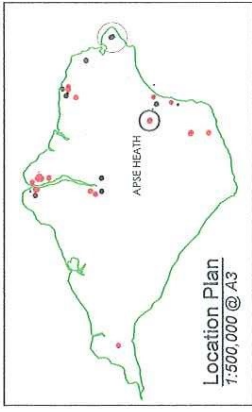
**Hedges** – 2 heavy cuts a year, carried out in March and September.



**Breakages & Waste (bulky/black bags)-** Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353







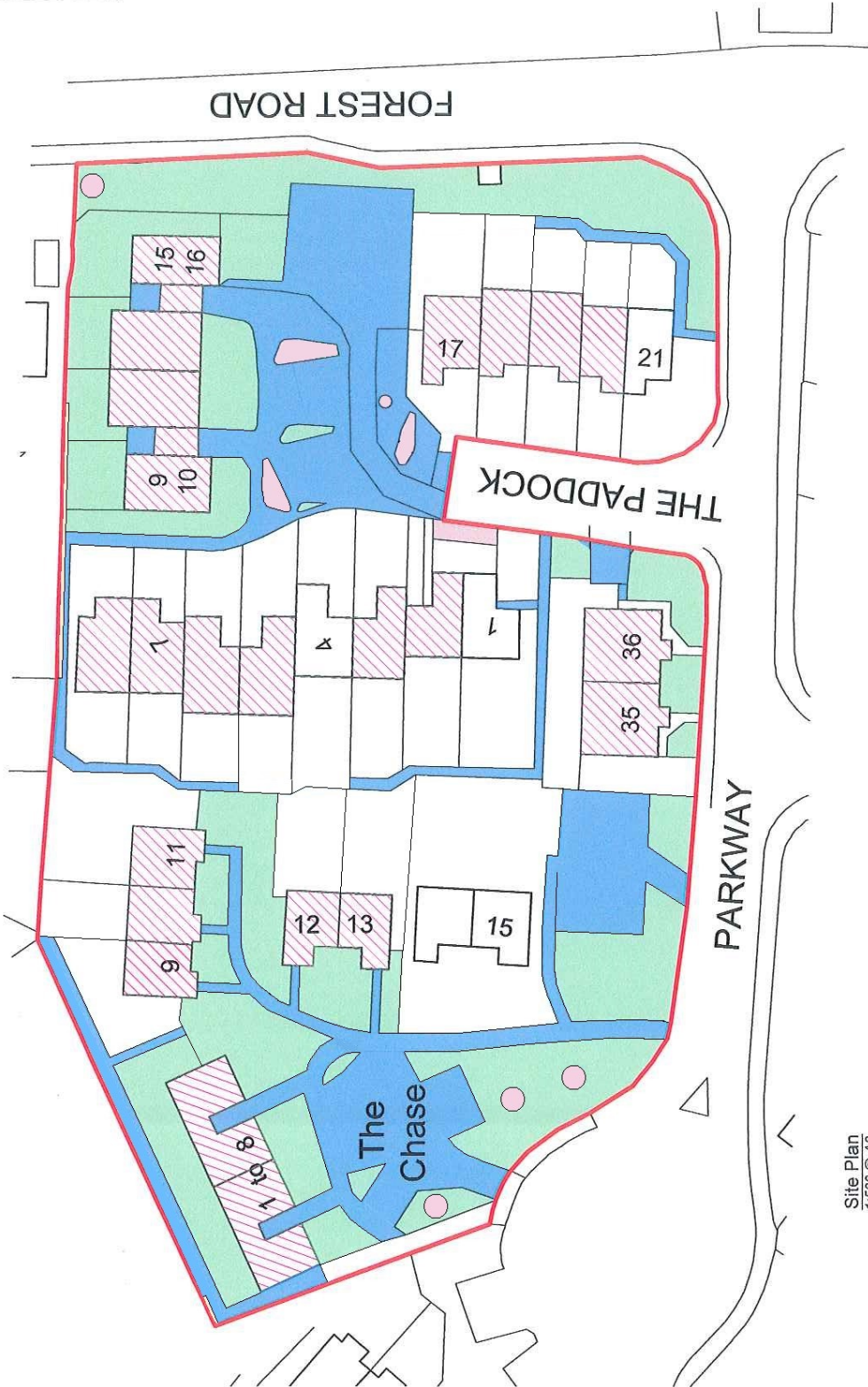
KEY LEGEND	
	HARD SURFACES
	GRASSSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



**Vectis Housing**  
Vectis Housing Association  
Chapel House, 30 Chapel Street,  
Newport, PO30 1PZ

Housing Address:  
The Paddock and The Chase  
Apshe Heath  
Isle of Wight  
PO36 0PD

Scale: 1:500 @ A3  
Drawing Ref: MP-TP-01



Scale Legend



Site Plan  
1:500 @ A3



### 23. 35 & 36 Parkway, Apse Heath, Sandown (Drawing ref: MP-TP-01)

*Two bungalows on corner adjacent to The Paddock.*

#### **On Each Visit**

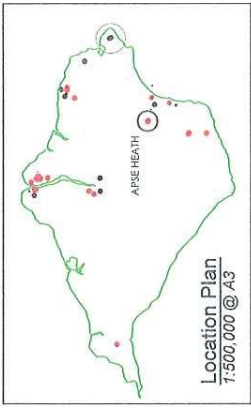
- Grass to be cut outside boundary walls/fencing by push mower (*unless maintained by resident*).
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*

#### **General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353





KEY LEGEND	
	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



**Vectis** Housing  
Vectis Housing Association  
Chapel House, 30 Chapel Street,  
Newport, PO30 1PZ

Housing Address:  
The Paddock and The Chase  
Apse Heath  
Isle of Wight  
PO36 0PD

Scale:  
1:500 @ A3 MP-TP-01

Drawing Ref:

Scale Legend



Site Plan  
1:500 @ A3

## 24. The Chase, Apse Heath, Sandown (Drawing ref: MP-TP-01)

An estate comprising 8 flats eight houses and 1 leased property (no.12). House No's. 14 and 15 are privately owned and the front lawns to these properties are **NOT** to be included in this schedule.

**There are 2 car parking areas. One enclosed adjacent to No. 15 and one in the centre of the estate both of which are included within this schedule.**

### On Each Visit

- Grass to be cut by push mower on all communal areas (including rear of flats [No. 1-8 & frontages of [No.1-8 & No.9-11 & No. 13] and grassed area to walled side of [No.12]).
- **Exclude Lawn cutting to front gardens of houses [No.12,14 & 15]**
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction (including the frontages of 1-8 if not maintained by residents).
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds (including rear path behind [No. 9-11] and between enclosed car park and [No. 15])
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter (including rear path behind No.9-11)).
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradicate weeds to be used on pathways and carpark. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns. *where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulleys in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

### General:

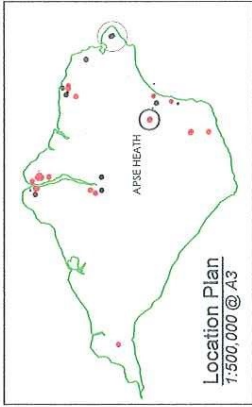
**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Hedges** – 2 heavy cuts a year, carried out in March and September.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillet- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353





KEY LEGEND	
	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



**Vectis Housing**  
Vectis Housing Association  
Chapel House, 30 Chapel Street,  
Newport, PO30 1PZ

Housing Address:  
The Paddock and The Chase  
Apshe Heath  
Isle of Wight  
PO36 0PD

Scale:  
1:500 @ A3 MP-TP-01

Drawing Ref:



Site Plan  
1:500 @ A3

Scale Legend



## 25. Greenfields, Newport Road, Lake (Drawing ref: MP-GF-01)

*Small enclosed development of ten flats, one house and one bungalow. There is a car park/ gravelled area to the front and side elevation. Grass and paved areas to the rear. There are trees within the estate and hedges along the side and rear boundaries. Various borders / flower beds throughout the estate.*

**NOTE:** NO Maintenance to be undertaken within the fenced garden area of the Coach House.

### **On Each Visit**

- Grass to be cut by push mower on all communal areas.
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs, concrete ring beds, and beds (including gravelled edgings around buildings) to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways, carpark, and gravelled areas.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Gravel in car park to be raked level and evenly, grading to upper area from lower level where it accumulates, paying particular attention around gulley areas as needed. Also, vegetation debris to be raked and removed from gravel.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns.  
*where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulleys in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

### **Specific Boundary requirements**

- Northern (Rear): Hedgerow should be maintained to a maximum height of 1.5m above existing ground level.
- Southern (front): Hedgerow /shrubs should be maintained to a maximum height of 1.1m and not protrude past the rear edge of the highways footpath to maintain visibility splay from the entrance and to comply with current regulations.

Tree within this boundary: canopy should be kept clear of public highways in accordance with appropriate current regulations.



- Eastern (adjacent to lane): Hedgerow should be maintained to maximum height of 1.8m above existing ground level.
- Western: Hedgerow should be maintained to height of 1.8m
- Hedge separating garden and washing lines: maintained to max 1.1m above existing ground height

**General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Hedges** – 2 heavy cuts a year, carried out in March and September.

**Coach House Conservatory Box Guttering** - 1 clearing of guttering a year.

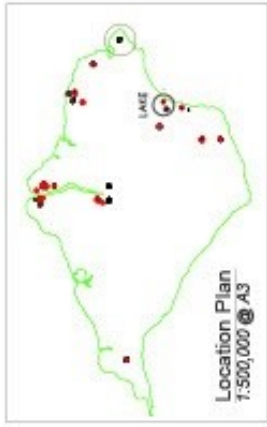
**Slate Chipping Shrub Bed** – Top up once per year if required.





**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353





 <b>Vectis</b> Housing	
Vectis Housing Association Chapel House, 30 Chapel Street, Newport, PO30 1PZ	
Housing Address: Greenfields Lake Isle of Wight PO36 9FH	
Scale: 1:500 @ A3	Drawing Ref: MP-GF-01



KEY LEGEND	
	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	GRAVEL
	VECTIS OWNED PROPERTIES
	BOUNDARIES



Scale Legend



Site Plan  
1:500 @ A3



## 26. Kenella Court, 42 Atherley Road, Shanklin (Drawing ref: MP-KC-01)

*Small enclosed development of six flats. There are paths to the front, both sides of the block and a concreted area to the rear*

### **On Each Visit**

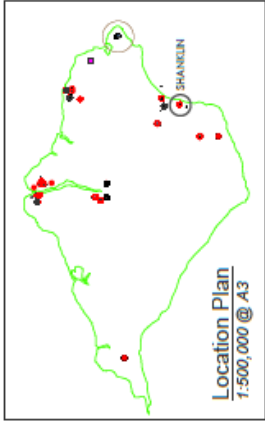
- Pathways are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathway surfaces to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and buildings.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Dispose of day-to-day litter within the estate.
- Remove cat, dog, or animal faeces from communal areas.

### **General:**

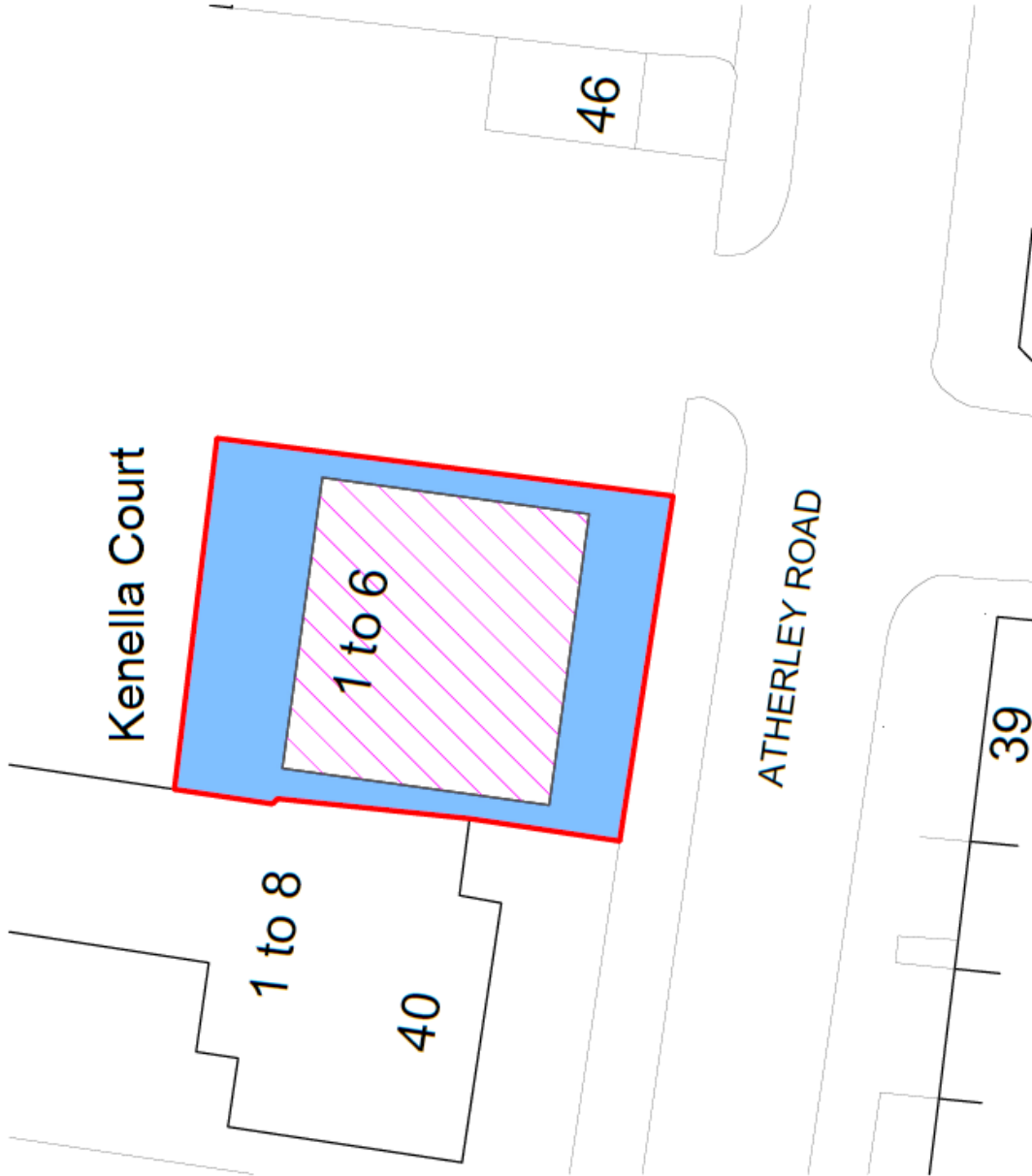
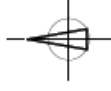
**Weed sprays with approved weed killer** – 4 to be done a year balanced more for regular sprays in the summer between March– October.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353



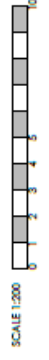


KEY LEGEND	
	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



Site Plan  
1:200 @ A3

Scale Legend



	<b>Vectis Housing</b> Vectis Housing Association Chapel House, 30 Chapel Street, Newport, PO30 1PZ
	Housing Address: Kenella Court Shanklin Isle of Wight PO37 7AU
Scale: 1:200 @ A3	Drawing Ref: MP-KC-01

## 27. Badgers Close (Drawing ref: MP-BC-01)

*Estates comprising 14 houses. The footpath leading to Berrymead and the tarmac roadway in (not paved sections) are adopted by the Highways. Running the entire length of the estate from 3 Badgers Close to 9 Badgers' Close is a concrete culvert/drainage channel.*

### **On Each Visit**

- Grass to be cut by push mower on all property frontages and ride-on mechanical mowers on large open green spaces
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs to be kept weed free and edged.
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns.  
*where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear out culvert/drainage channel, trimming back any vegetation overhanging channel, to ensure always clear [located at side and rear of properties No. 3-9]. (This also includes clearing overhanging vegetation to the outlet area that runs into stream in field [Located at rear of No.14] and the access route to the outlet)
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

### **General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

***(Large grass common next to no.08 to be included in 'No Mow May' with mown strip around the edge of the grass area. Signs to be installed to indicate 'No Mo May' area)***

**Weed sprays with approved weed killer** – 4 to be done a year balanced more for regular sprays in the summer between March– October. Also 1 weed treatment of lawns per year.

**Hedges** – 2 heavy cuts a year, carried out in March and September.

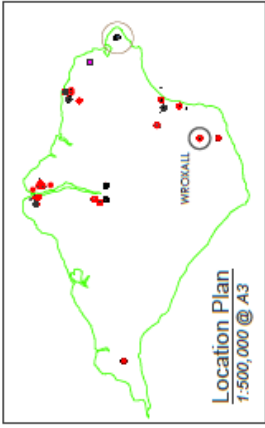
**Culvert/Drains in rear garden-** access to be communicated/arranged with tenant prior to access and works being action.



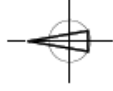
**Breakages & Waste (bulky/black bags)-** Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk / 01983 520353](mailto:sam@vectishousing.co.uk)







KEY LEGEND	
	HARD SURFACES
	GRASED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



**Vectis** Housing  
Vectis Housing Association  
Chapel House, 30 Chapel Street,  
Newport, PO30 1PZ

Housing Address:  
Badgers Close and Berrymead  
Wroxall  
Isle of Wight  
PO38 3AY

Scale:  
1:500 @ A3 MP-BC-01

Drawing Ref:



## 28. Berrymead, Wroxall (Drawing ref: MP-BC-01)

*Estates comprising 3 bungalows and 5 houses. The footpath leading to Badgers Close and the paved roadway in Berrymead only (not parking bays) are adopted by the Highways. Running the entire length of the estate from 13 Berrymead to 21 Berrymead is a concrete culvert/drainage channel.*

### On Each Visit

- Grass to be cut by push mower on all property frontages and ride-on mechanical mowers on large open green spaces
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs to be kept weed free and edged.
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns.  
*where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear out culvert/drainage channel, trimming back any vegetation overhanging channel, to ensure always clear [located at rear of properties No. 13-21].
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

### General:

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

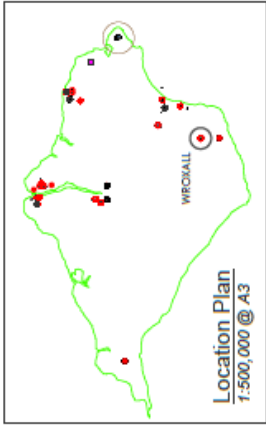
**Weed sprays with approved weed killer** – 4 to be done a year balanced more for regular sprays in the summer between March– October. Also 1 weed treatment of lawns per year.

**Hedges** – 2 heavy cuts a year, carried out in March and September.

**Culvert/Drains in rear garden**- access to be communicated/arranged with tenant prior to access and works being action.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillet- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520355





KEY LEGEND	
	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



**Vectis** Housing  
 Vectis Housing Association  
 Chapel House, 30 Chapel Street,  
 Newport, PO30 1PZ

Housing Address:  
 Badgers Close and Berrymead  
 Wrotham  
 Isle of Wight  
 PO38 3AY

Scale: 1:500 @ A3  
 Drawing Ref: MP-BC-01



Site Plan  
 1:500 @ A3



## 29. Greenmount, 42 Newport Street, Ryde (Drawing ref: MP-GM-01)

*Small enclosed development consisting of 8 flats. There are paved areas running along the rear, both sides and front. There is a raised bed at the rear and multiple beds at the front. There is also a car park area at the rear and a bin store.*

**NOTE:** Front gardens maintained by residences please proceed with care

### **On Each Visit**

- Pathways are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathway surfaces to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Herbicide treatment to reduce/irradicate weeds to be used on pathways and buildings.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Dispose of day-to-day litter within the estate.
- Remove cat, dog, or animal faeces from communal areas.

### **General:**

**Weed sprays with approved weed killer** – 4 to be done a year balanced more for regular sprays in the summer between March– October

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353

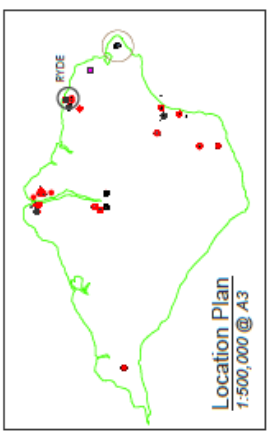




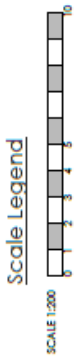
**Vectis Housing**  
 Vectis Housing Association  
 Chapel House, 30 Chapel Street,  
 Newport, PO30 1FZ

Housing Address:  
 Former Greenmount Flats  
 Ryde  
 Isle of Wight  
 PO33 2BQ

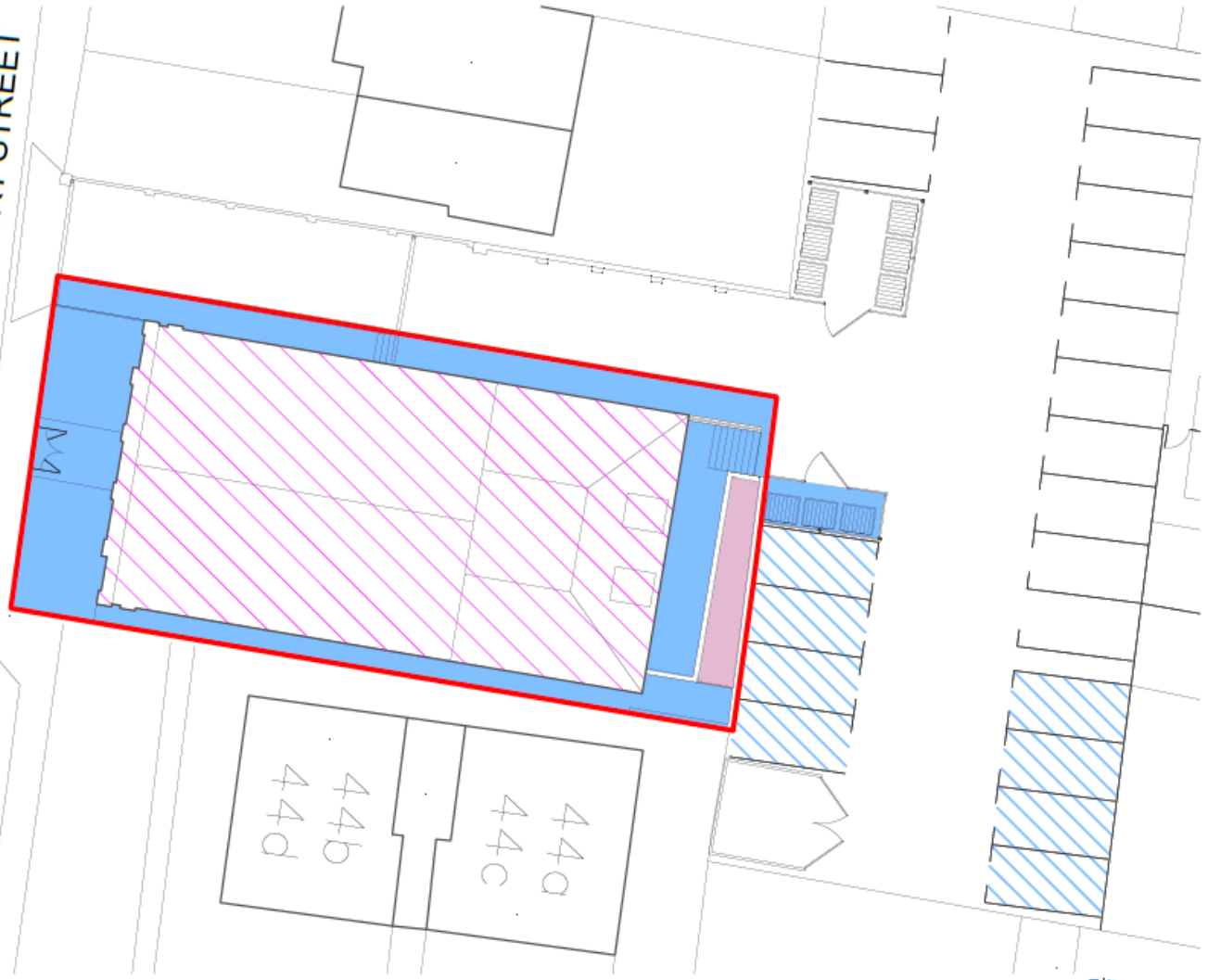
Scale: Drawing Ref:  
 1:200 @ A3 MP-GM-01



KEY LEGEND	
	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



NEWPORT STREET



Site Plan  
 1:200 @ A3

### 30. Ashley Place, Ashley Road, Ryde (Drawing ref: MP-ASR-01)

*A development of 9 houses split between 7 along Ashley Road and 2 along Bettsworth Road. All have rear gardens which are the responsibility of the resident to main. Fronting's of properties are lawned, with some trees, which the association are responsible for. All other areas are under estate management.*

#### **On Each Visit**

- Grass to be cut by push mower on all frontages **[Ashley Road & Nos. 96 & 98 ONLY]**
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All trees to be kept weed free and edged **[property frontages Ashley Road & Nos. 96 & 98 ONLY]**
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds (*including rear path of block of flats and pathway behind no.'s 1-6*).
- All pathways/carpark surfaces [as per site plan] to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns. *where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways **[property frontages Ashley Road & Nos. 96 & 98 ONLY]**

#### **General:**

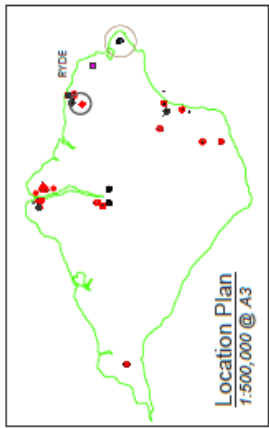
**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Weed sprays with approved weed killer** – 4 to be done a year balanced more for regular sprays in the summer between March– October. Also 1 weed treatment of lawns per year.

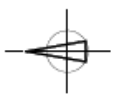
**Tree Bases**- Wood chip to base of trees to be applied once a year.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353

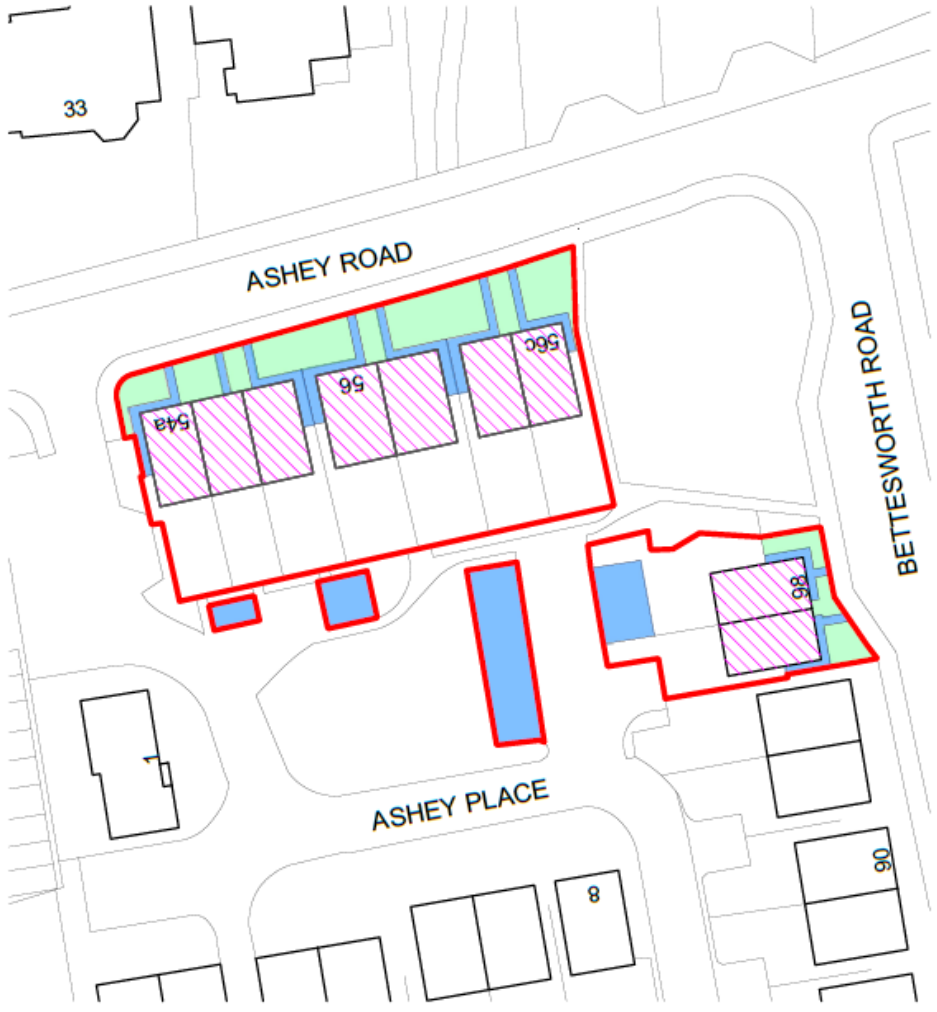




KEY LEGEND	
	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



<p><b>Vectis</b> Housing</p> <p>Vectis Housing Association Chapel House, 30 Chapel Street, Newport, PO30 1PZ</p>	Housing Address:
	<p>Ashey Road Ryde Isle of Wight PO33 2UT</p>
Scale:	Drawing Ref:
1:500 @ A3	MP-ASR-01



Site Plan  
1:500 @ A3

### 31. Black Knight Close, East Cowes (Drawing ref: MP-BKC-01)

*Small enclosed development consisting of 6 terraces properties. Fronting to properties are barked with shrubs. Paved areas and other shrub beds are under management of ERM*

#### **On Each Visit**

- All shrubs to be kept weed free and edged [**property frontages No. 3-8 Black Knight Close ONLY**] (left tidy if not maintained by resident).
- Pathways are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds from property frontages.
- All pathways/carpark spaces [as per site plan] to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Maintain all shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways [**property frontages No. 3-8 Black Knight Close ONLY**] (left tidy if not maintained by resident).

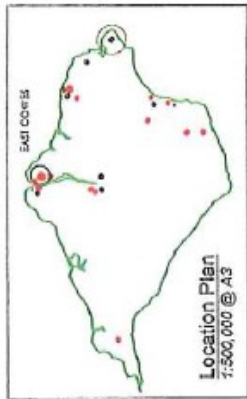
#### **General:**

**Weed sprays with approved weed killer** – 4 to be done a year balanced more for regular sprays in the summer between March– October.







**Hedges-** These should be maintained to a maximum height of 1.1metres

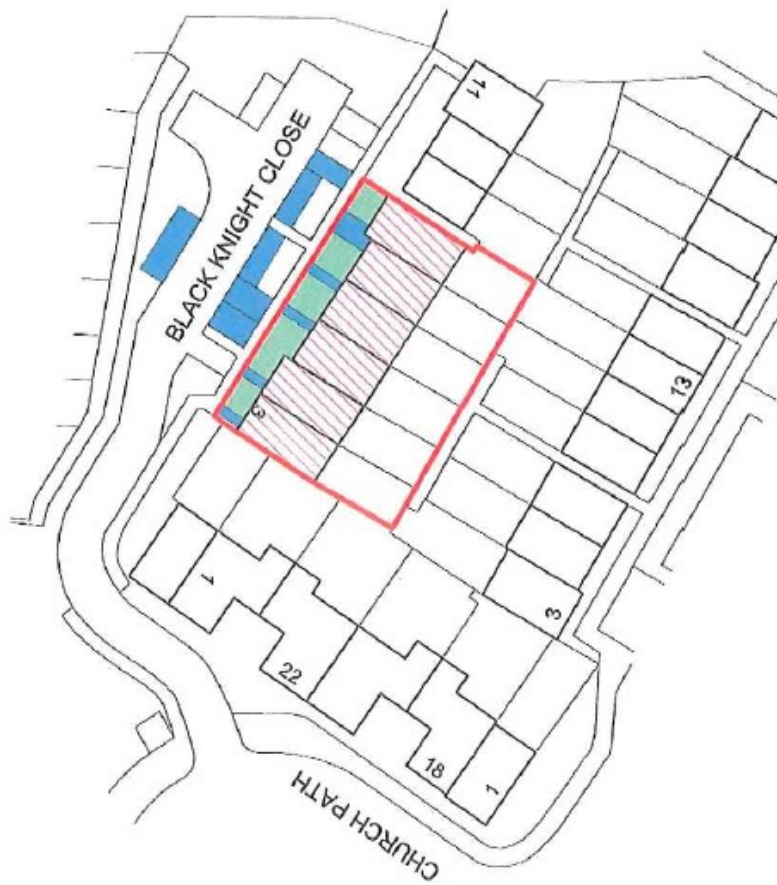
**Breakages & Waste (bulky/black bags)-** Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353





**KEY LEGEND**

	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



Site Plan  
1:500 @ A3

 <p><b>Vectis Housing</b> Vectis Housing Association Chapel House, 30 Chapel Street, Newport, PO30 1PZ</p>	<p>Housing Address: Black Knight Close East Cowes Isle of Wight PO32 6PS</p>
	<p>Scale: 1:500 @ A3 MP-6KC-01</p>



### 32. Captains Parade, East Cowes (Drawing ref: MP-CP-01)

1 block containing 6 flats, 3 garages, There is one tarmac parking area, various paved around the estate and planted barked areas containing shrubs.

#### On Each Visit

- All shrubs to be kept weed free and edged.
- Pathways, car parks and/or bin area (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways, carpark and bin area to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways, carpark and gravelled areas.

*This is subject to an assessment at each use- weather conditions/soil state etc.*

- Gravel area to side of flats and area near bike shed to be weeded and gravel kept even.
- Clear surface to road drains and gulleys in car park areas.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark.

*This is subject to an assessment at each use- weather conditions/soil state etc.*

- Maintain all shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways [**Captains Parade beds at front and rear**]

#### General:

**Weed sprays with approved weed killer** – 4 to be done a year balanced more for regular sprays in the summer between March– October.

**Hedges-** These should be maintained to a maximum height of 1 metre (below windowsills, not to protrude view) *Ivy to be removed from buildings and fence/wall lines (where necessary)*

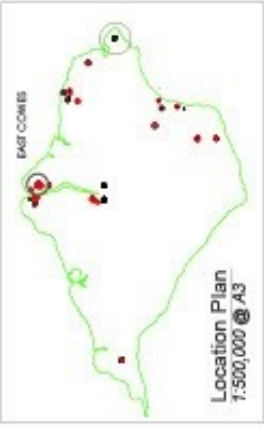
**Mulched beds-** top up once per year if required.

**Breakages & Waste (bulky/black bags)-** Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:Sam Tillet-sam@vectishousing.co.uk) / 01983 520353







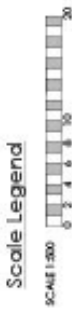


 <p><b>Vectis</b> Housing</p>	<p><b>Vectis Housing Association</b> Chapel House, 30 Chapel Street, Newport, PO33 1PZ</p>
	<p>Housing Address: Captains Parade &amp; Gustar Grove East Cowes Isle of Wight PO32 6GT</p>
<p>Scale: 1:500 @ A3</p>	<p>Drawing Ref: MP-CP-01</p>



**KEY LEGEND**

	HARD SURFACES
	PLANTING
	VECTIS OWNED PROPERTIES
	BOUNDARIES





### 33. Gustar Grove, East Cowes (Drawing ref: MP-CP-01)

*Small, enclosed development with 3 garages, 2 maisonettes, sited over the garages and three houses in total. There is one tarmac parking area, various paved around the estate and planted barked areas containing shrubs.*

#### **On Each Visit**

- All shrubs to be kept weed free and edged [**property frontages No. 10-16 Gustar Grove**] (left tidy if not maintained by resident).
- Pathways, car parks and/or bin area (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways, carpark and bin area to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways, carpark and gravelled areas.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulleys in car park areas.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Maintain all shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways [**No.10-16 Gustar Grove front gardens**]

#### **General:**

**Weed sprays with approved weed killer** – 4 to be done a year balanced more for regular sprays in the summer between March– October.

**Hedges-** These should be maintained to a maximum height of 1 metre (below windowsills, not to protrude view) *Ivy to be removed from buildings and fence/wall lines (where necessary)*

**Mulched beds-** top up once per year if required.

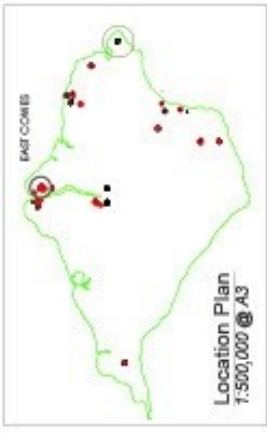
**Breakages & Waste (bulky/black bags)-** Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam.tillett@vectishousing.co.uk) / 01983 520353



**Vectis Housing**  
 Vectis Housing Association  
 Chapel House, 30 Chapel Street,  
 Newport, PO30 1PZ

Housing Address:  
 Captains Parade & Gustar Grove  
 East Cowes  
 Isle of Wight  
 PO32 5GT

Scale: Drawing Ref:  
 1:500 @ A3 MP-CP-01



KEY LEGEND

	HARD SURFACES
	PLANTING
	VECTIS OWNED PROPERTIES
	BOUNDARIES



Site Plan  
 1:500 @ A3

### 34. Ash Court, Newport Road, Ventnor (Drawing ref: MP-AC-01)

*Small enclosed development consisting of 8 properties. There are also private properties which are all to the left (North/westerly) of the estate entrance road (the association have from No 11). The car park and treed area to the right of the entrance road (in the car park) and paved frontings to 11-18 are the association's responsibility.*

#### **On Each Visit**

- Grass to be strimmed on all communal areas [**small narrow strip on southern/Eastern boundary under trees**] (boundary with neighbouring school to be kept clear)
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark (block paving on most surfaces) surfaces to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulleys in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth (*including attached to chain link fence line with school*) and cutting back from overhanging boundaries and pathways

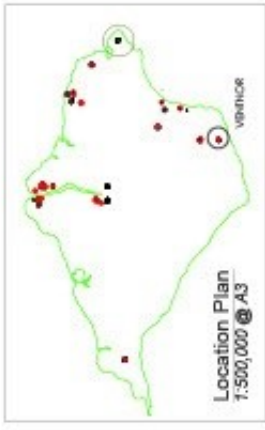
#### **General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Weed sprays with approved weed killer** – 4 to be done a year balanced more for regular sprays in the summer between March– October.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillet- sam@vectishousing.co.uk](mailto:sam.tillett@vectishousing.co.uk) / 01983 520353





KEY LEGEND

	HARD SURFACES
	GRASSED AREAS
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



Site Plan  
1:500 @ A3

Scale Legend



	<b>Vectis Housing Association</b> Chapel House, 30 Chapel Street, Newport, PO30 1PZ
	Housing Address: Ash Court Ventnor Isle of Wight PO30 1BW
Scale: <b>1:500 @ A3</b>	Drawing Ref: <b>MP-AC-01</b>

### 35. 50A, B & C Garden Way, Newport (Drawing ref: MP-GW-01)

*Small enclosed development consisting of 3 houses. Grass areas front the property, various concrete paths. (Note these properties are within another social landlord's estate)*

#### On Each Visit

- Grass to be cut by push mower on all frontages [**frontages & side of 50a, frontages of 50b & 50c**]
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (*include pathways, lawn edges and hedge line edges*).
- Pathways (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways' surfaces [**as per site plan**] to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns.  
*where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways [**property frontage & side 50a including hedges, frontages 50b & 50c**]

#### General:

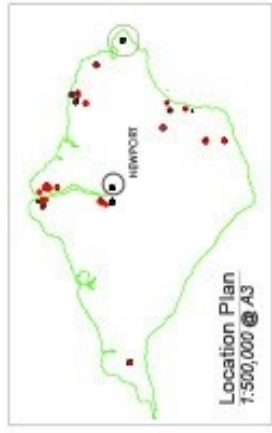
**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Weed sprays with approved weed killer** – 4 to be done a year balanced more for regular sprays in the summer between March– October. Also 1 weed treatment of lawns per year.

**Hedges**- These should be maintained to a maximum height of approximately 1.6 metres (*Ivy to be removed from buildings and fence/wall lines (where necessary)*)

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: Sam Tillet- sam@vectishousing.co.uk / 01983 520353





KEY LEGEND

	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES

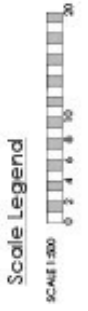


Site Plan  
1:500 @ A3

**Vectis Housing**  
Vectis Housing Association  
Chapel House, 30 Chapel Street,  
Newport, PO30 1PZ

Housing Address:  
Garden Way  
Newport  
Isle of Wight  
PO30 2BN

Scale:  
Drawing Ref:  
1:500 @ A3 MF-GW-01



### 36. Sycamore Drive, Steyne Road, Bembridge (Drawing ref: MP-SD-01)

*A development of 13 houses with a road and car parking areas and front grassed gardens surrounded by beds of planting and 2x large areas of grass adjacent to numbers 5 and 8. No's 4-7 are privately owned.*

#### **On Each Visit**

- Grass to be cut by push mower on all communal areas [**including frontages No.1-3 & No. 8-13**] *(if not maintained by residents)*.
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site *(include pathways, lawn edges and hedge line edges)*.
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds *(including entrance roadway to estate & rear path, No. 8-13)* **Access gate code [1066]**
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter *(including entrance roadway to estate & rear path, No. 8-13)* **Access gate code [1066]**
- Herbicide treatment to reduce/irradiate weeds to be used on pathways & carpark. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns. *where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulleys in car park areas [**beginning of entrance road**]
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

#### **Specific Boundary requirements**

- Maintain side and tops of hedge row to the right of entrance road including top of hedge of no.17 Steyne Road.
- Maintain side and tops of hedge row within No. 13 gardens.
- Maintain side and tops of hedge row to the rear path behind No. 8-13 and to the section of this hedge row within the communal area with the pond.



**General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Mulched beds**- top up once per year if required.

**Hedges**- These should be maintained to a height matching the aesthetics of the area (*Ivy to be removed from trees, fence/wall lines (where necessary)*)

**Wildlife Pond**- to be minimally maintained or seasonally enhanced to encourage wildlife. Wooden cage is located on top to reduce risk of drowning, this must be re secured after each removal and not left unsupervised when the caged lid is removed.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353









KEY LEGEND	
	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES

**Vectis Housing**  
Vectis Housing Association  
Chapel House, 30 Chapel Street,  
Newport, PO30 1PZ

Housing Address:  
Sycamore Drive  
Bembridge  
Isle of Wight  
PO35 5UH

Scale: 1:500 @ A3 MP-SD-01  
Drawing No: 00000000



### 37. 2A Priors Walk, St Johns Hill, Ryde (Drawing ref: MP-PW-01)

*Small enclosed development consisting of 5 houses. There is a paved area off St Johns Hill, and to the fronting of the properties. There are concreted side paths leading to gates. Rear garden is the responsibility of the residents.*

#### **On Each Visit**

- Pathways are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathway (*including block paving*) surfaces to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Raised gravel bed **[No. 5]** to be kept weed free and edged.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and buildings.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Dispose of day-to-day litter within the estate.
- Remove cat, dog, or animal faeces from communal areas.

#### **General:**

**Weed sprays with approved weed killer** – 4 to be done a year balanced more for regular sprays in the summer between March– October.

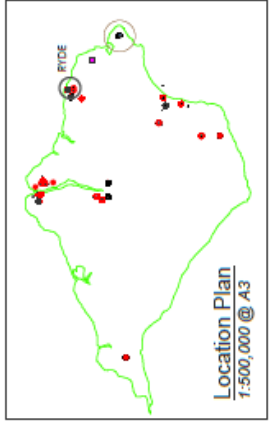
**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: Sam Tillett- sam@vectishousing.co.uk / 01983 520353









**Vectis Housing**  
 Vectis Housing Association  
 Chapel House, 30 Chapel Street,  
 Newport, PO30 1PZ

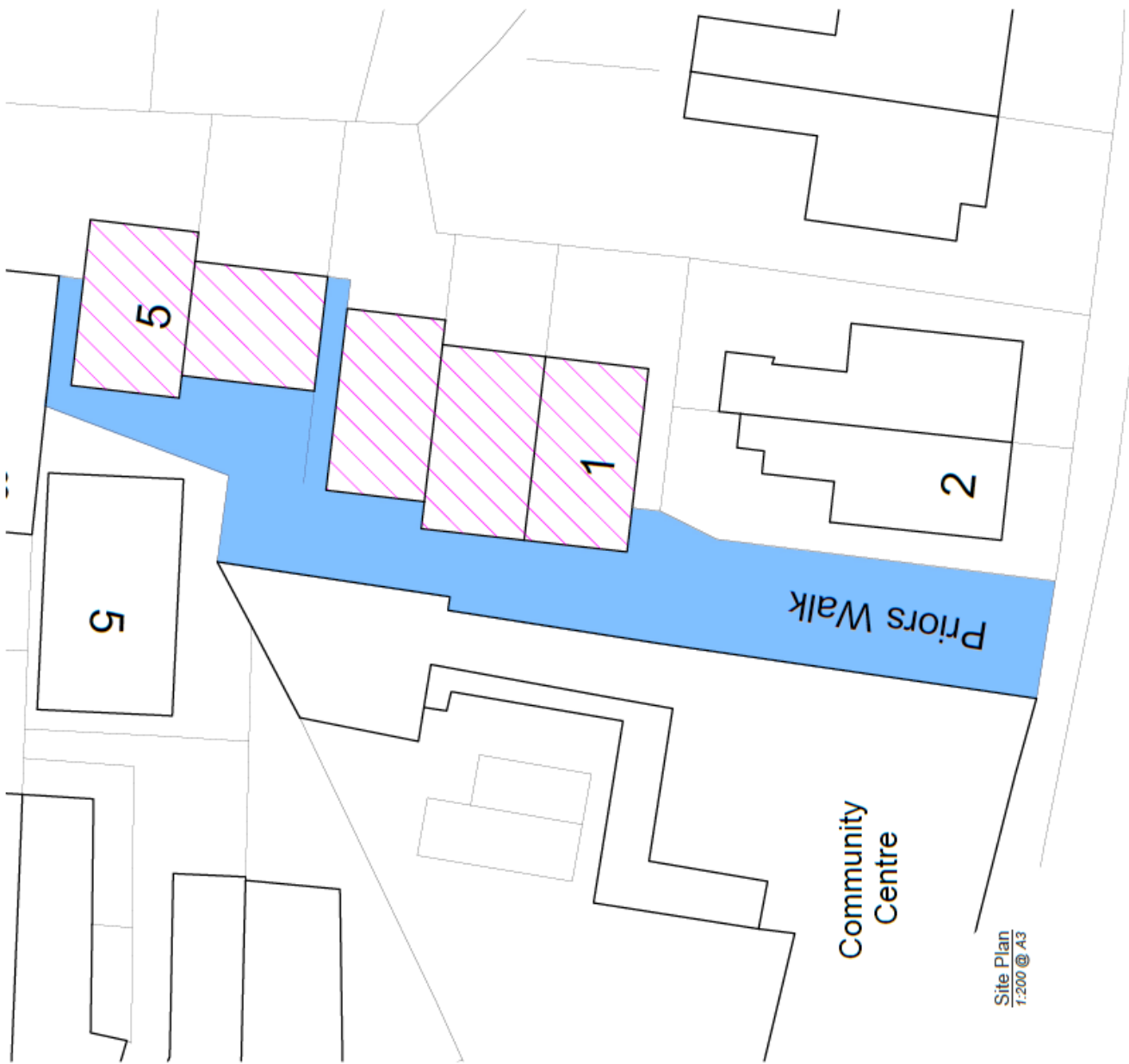
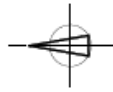
Housing Address:  
 Priors Walk  
 Ryde  
 Isle of Wight  
 PO33 2RL

Scale: 1:200 @ A3  
 Drawing Ref: MP-PW-01

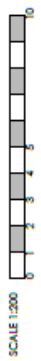


**KEY LEGEND**

	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES



Scale Legend



### 38. Vectis Housing Association Offices – Chapel House, Chapel Street, Newport (No site plan)

*Located off Chapel Street, narrow access roadway under office building to side of front door. Stairs & ramp to access front door. Side of office runs parallel with public carpark. Carpark to rear of office fenced.*

#### **On Each Visit**

- Pathways are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathway surfaces to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Herbicide treatment to reduce/irradicate weeds to be used on pathways and buildings.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Dispose of day-to-day litter within the estate (*including front steps, ramp and side of building*).
- Remove cat, dog, or animal faeces from communal areas.
- Clear surface to road drains and gulleys in car park areas.

#### **General:**

**Weed sprays with approved weed killer** – 4 to be done a year balanced more for regular sprays in the summer between March– October

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353





### 39. 1 – 4 Keates Walk, Forelands Field Road, Bembridge (Drawing ref: MP-KW-01)

*A development of 4 Bungalows, No. 3 & 4 being privately owned, with an entrance road leading to a gravel car parking area and front grassed gardens and communal grass areas around the front hedges.*

#### **On Each Visit**

- Grass to be cut by push mower on all communal areas (including frontages to No. 1 & 2- if not maintained by residents).
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction (*if not maintained by tenants*).
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways and carpark to be mechanically blown/swept and kept free from moss, vegetation and leaf litter.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways, carpark and gravelled areas.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Gravel in car park to be raked level and evenly, grading to upper area from lower level where it accumulates, paying particular attention around gulley areas as needed. Also, vegetation debris to be raked and removed from gravel.
- Targeted herbicide treatment on lawns.  
*where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Maintain all shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

#### **General:**

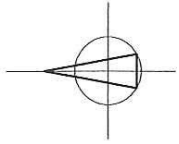
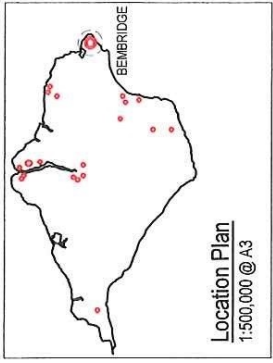
**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Weed sprays with approved weed killer** – 4 to be done a year balanced more for regular sprays in the summer between March– October.

**Hedges**- These should be maintained to a maximum height of approximately 1.5 metre (along roadway to front of properties)

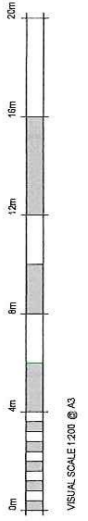
**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353





KEY LEGEND	
	HARD SURFACES
	GRASSED AREAS
	GRAVEL
	HEDGES
	VECTIS OWNED PROPERTIES
	BOUNDARIES

**FORELANDS FIELD ROAD**



**Site Plan**  
1:200 @ A3

	<b>Vectis Housing Association</b> Chapel House, 30 Chapel Street, Newport, PO30 1PZ
	Housing Address: <b>Forelands Field Road</b> <b>Bembridge</b> <b>Isle of Wight</b> <b>P035 5AL</b>
Scale: <b>1:200 @ A3</b>	Drawing Ref: <b>MP-KW-01</b>



#### 40. Bouldnor Mead, Yarmouth (Drawing ref: MP-BM-01)

*Estate comprising of a block of 6 flats (no's 20-30) and 7 semi-detached properties; 4x Vectis Owned (no's 09-15) and 2x shared owned (no's 32-34) mixed with multiple privately owned properties within the estate.*

##### **On Each Visit**

- Grass to be cut by push mower on all communal areas (including frontages of **[No.9, 11, 13 & 15]**, rear area to block of flats **[No.20-30]** grass areas to side and corners next to parking spaces) **[Not including frontages of No.32, 34, & 36]**
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter (*including driveways & pathways to **[No.9, 11, 13, 15]** & Block of Flats **[No.20-30]***)
- Gravel area to the side of the block of flats to be weed sprayed and kept clear of weeds, vegetation debris & cat, dog and/or animal faeces.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns. *where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways

##### **General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

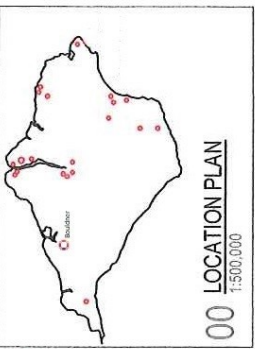
**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Mulched beds**- top up once per year if required.

**Hedges** – 2 heavy cuts a year, carried out in March and September.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353





**KEY LEGEND**

	HARD SURFACES
	GRASSED AREAS
	PLANTING
	HEDGES
	GRAVEL
	VECTIS OWNED PROPERTIES
	BOUNDARIES

**Vectis Housing**

Vectis Housing Association  
 Chapel House, 30 Chapel Street,  
 Newport, PO30 1PZ

Housing Address:  
 Bouldnor Mead,  
 Yarmouth,  
 Isle of Wight  
 PO41 0LA

Scale: **1:500 @ A3**  
 Drawing Ref: **MP-BM-01**



Site Layout Plan  
 Scale 1:500 @ A3

#### 41. Ash Lane, Newport (Drawing ref: MP-AL-01)

*Estate comprising of a block of 8 flats (no's 42-50) and 2 semi-detached properties; 2 terraced properties with 2 maisonettes (no's 52-56) and 4x shared owned (no's 59-65) mixed with multiple privately owned properties within the estate.*

#### **On Each Visit**

- Grass to be cut by push mower on all communal areas (including areas around **[No.42-50]** frontages and surrounding grass areas **[No.2-56]**) **[Not including Frontages and surrounding areas [No.59-65]**
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter (*including driveways & pathways [No.52-56]*)
- Gravel area by gas meter to the side of the block of flats to be weed sprayed and kept clear of weeds, vegetation debris & cat, dog and/or animal faeces.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns. *where necessary and subject to an assessment at each use- weather conditions/soil state etc.*

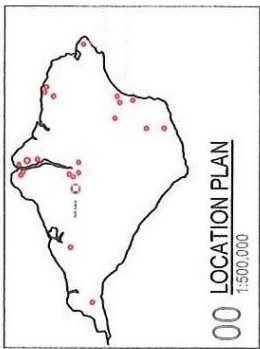
#### **General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353





KEY LEGEND	
	HARD SURFACES
	GRASSED AREAS
	GRAVEL AREAS
	VECTIS OWNED PROPERTIES
	BOUNDARIES

**Vectis Housing**

Vectis Housing Association  
Chapel House, 30 Chapel Street,  
Newport, PO30 1PZ

Housing Address:  
Ash Lane,  
Newport,  
Isle of Wight  
PO30 5LT

Scale: **1:500 @ A3** Drawing Ref: **MP - AL-01**



## 42. Sunny Bay Apartments, 2 Alexander Rd, Shanklin (Drawing ref: MP-SB-01)

*Large enclosed development of 9 flats and an office (manned 24/7). There is a brick paved car park to the side with a tunnel going under the flats leading to the main road. Gravel areas surrounding the rest of the building, and there is a separate bin store and cycle rack.*

### **On Each Visit**

- Pathways are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathway (*including block paving*) surfaces to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways, carpark, and gravelled areas.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Gravel areas to be raked level and evenly, grading to upper area from lower level where it accumulates, paying particular attention around gully areas as needed. Also, vegetation debris to be raked and removed from gravel.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and buildings.  
*This is subject to an assessment at each use- weather conditions/soil state etc.*
- Dispose of day-to-day litter within the estate.
- Remove cat, dog, or animal faeces from communal areas.
- Maintain all shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways (including bushes parallel to Alexandra Road)

### **General:**

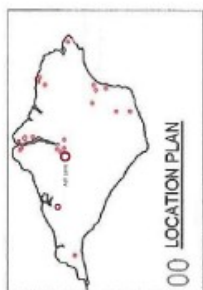
**Weed sprays with approved weed killer** – 4 to be done a year balanced more for regular sprays in the summer between March– October.

**Hedges-** These should be maintained to a height matching the aesthetics of the area (*Ivy to be removed from trees, fence/wall lines (where necessary)*)

**Gulleys-** located in car park area close to building and under tunnel area - to be cleared twice a year.

**Breakages & Waste (bulky/black bags)-** Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: Sam Tillet- sam@vectishousing.co.uk / 01983 520353





LEGEND	
	Site Boundary
	Galleys
	Bin Store
	Cycle Shelter
	Concrete
	Gravel
	Shrubs

	<b>Vectis Housing</b>
	Vectis Housing Association Chapel House, 30 Chapel Street, Newport, PO30 1PZ
<b>Housing Address:</b>	SUNNYBAY APARTMENTS 2 ALEXANDRA RD HAYDEN NEWPORT PO3 1AA
<b>Scale:</b>	1:500 @ A3
<b>Drawing Ref:</b>	MP_SB-01



### 43. Alvington Manor View, Newport (Drawing ref: MP-AMV-01)

Estate comprising of a 2x 3 terraced properties (72-76 & 105-109); 2x shared owned (no's 78-80) mixed with multiple privately owned properties within the estate.

#### On Each Visit

- Grass to be cut by push mower on all communal areas (including frontages & surrounding areas of [No.72-76 & No. 105-109], [Not including frontages & surrounding areas of No.78-80])
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter (*including driveways & pathways to [No.72-76 & No. 105-109]*)
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns. *where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Maintain all shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways

#### General:

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Mulched beds**- top up once per year if required.

**Hedges/Shrubs** – 2 heavy cuts a year, carried out in March and September.








**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillet- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353




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The drawing must not be scaled. All levels and dimensions must be checked on site. Special dimensions must be checked on site and figured dimensions should be taken in preference to scaled dimensions.

**LEGEND**

-  Vecitis Housing
-  Red Line Boundary
-  Blue Line Boundary
-  Area under Estate Management Control
-  Hard Surfaces
-  Shrub Areas
-  Grass Areas



**Vecitis Housing Association**  
 Chapel House, 30 Chapel Street,  
 Newport, PO30 1PZ

Housing Address:  
**Alvington Manor**  
**View, Newport**  
**Isle of Wight**  
**PO30 5NZ**

Scale: **1:200 @ A1**    Drawing Ref: **MP-AMV-01**





#### 44. Branstone Farm Lane, Apse Heath (Drawing ref: MP-BFL-01 & MP-BFL-02)

Estate comprising of 42 properties including detached, semi-detached and bungalows; Vectis Owned (27) and shared owned (15) within the estate.

##### On Each Visit

- Grass to be cut by push mower on all communal areas [**including frontages of all properties & specific cut pathway running along hedge/fence line boundary of no.23 & 24, leading to rear access gate of no.24 – see site plan**] (if not maintained by residents).
- Grass to be strimmed and/or cut by push mower around trees (located at side [**No. 23**])- (collection of grass cuttings not necessary on this area) [**Highlighted Pale Green (colour) on site map**]
- Grass to be CAREFULLY strimmed around base of new hedges (located behind/side [**No. 5, 6, 9, 10, 23-28**] parallel to fence boundaries) [**Highlighted peach (colour) on site map**]
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds (including roadways, block paving & pathways).
- All pathways/carpark surfaces to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter (including roadways, block paving and pathways)
- Gravel areas around properties- drainage trenches (including along paths & frontages of [**No.13 & 14**]) [**highlighted in yellow on-site map**] to be weed sprayed and always kept clear of weeds. Gravel to be kept evenly spread.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways & carpark. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways, roadways, block paving & carparks/driveways. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns. *where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Clear surface to road drains and gulleys in car park areas.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways. (including new hedges located behind/side [**No. 5, 6, 9, 10, 23-28**] parallel to fence boundaries) [**Highlighted peach (colour) on site map**]
- Culvert/drainage trench, [**along easterly boundary**] checked on each visit and cleared of any debris and/or organic matter. Grass on bank to be cut regularly so ditch is visible. Collected Sediment to be removed.



### **Specific Boundary requirements**

- Westerly hedged boundary adjacent to a public footpath requires clear buffer zone of approximately 2m between the hedge line and the fence boundary **[only cut side of hedge facing estate]**.
- Westerly buffer zone needs to be strimmed- (*collection of grass cuttings not necessary on this area*) **[Highlighted Pale Green (colour) on site map]**.

### **General:**

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Mulched beds/tree bases**- top up once per year if required.

**Hedges**- These should be maintained to a height matching the aesthetics of the area (*Ivy to be removed from trees, fence/wall lines (where necessary)*)

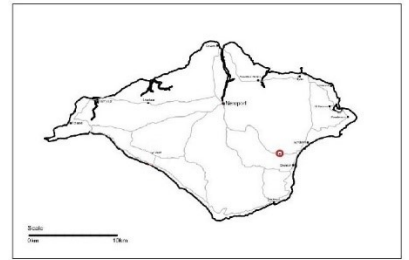
**Trees**- All trees around site to be kept at max height of 7 meters.

**Drainage and Ditching**- Ditching/culverts to be maintained to a minimum of 400mm clear of any organic matter and debris. Soil removed from ditch should be aesthetically banked/landscaped or removed from site (where it is not possible to achieve this)

**Wild Grass/Meadows**- area behind **[No.16-19, No.23-25 & No. 28 – See darker green (colour) on site map]** strimmed/topped biannually (beginning of spring/end of autumn) to be left as a wild area.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353

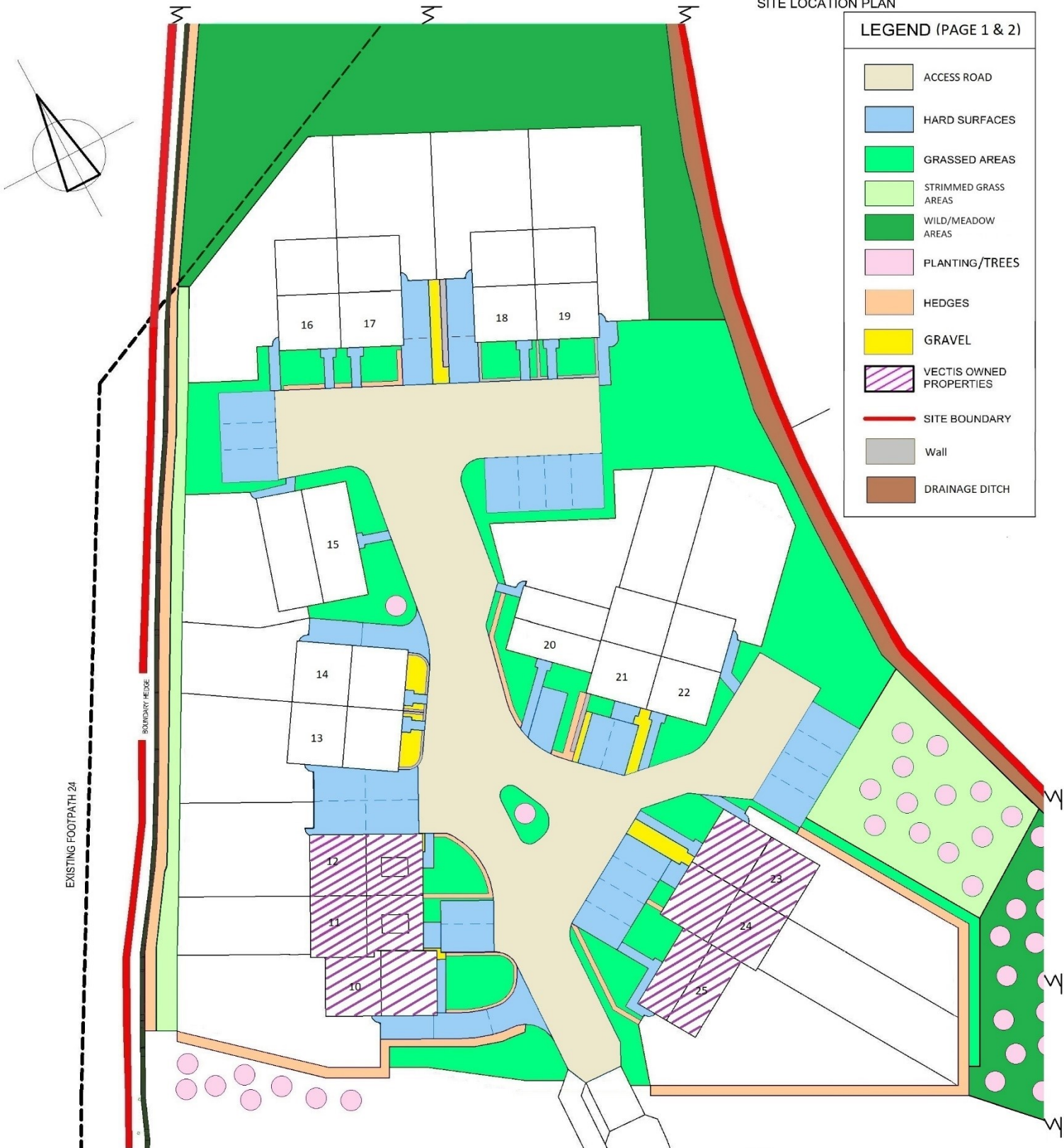




SITE LOCATION PLAN

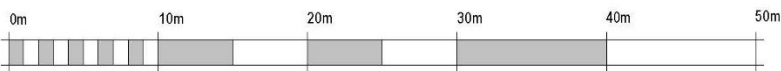
LEGEND (PAGE 1 & 2)

- ACCESS ROAD
- HARD SURFACES
- GRASSED AREAS
- STRIMMED GRASS AREAS
- WILD/MEADOW AREAS
- PLANTING/TREES
- HEDGES
- GRAVEL
- VECTIS OWNED PROPERTIES
- SITE BOUNDARY
- Wall
- DRAINAGE DITCH



EXISTING FOOTPATH 24

BOUNDARY HEDGE



VISUAL SCALE 1:500 @ A4

Project:  
**Branstone Farm Lane, Sandown, Isle of Wight** Phase 1 (page 1)

Drawing title:  
**Estate Management Plan**

Drawing Ref:  
MP-BFL-01

# rainey petrie

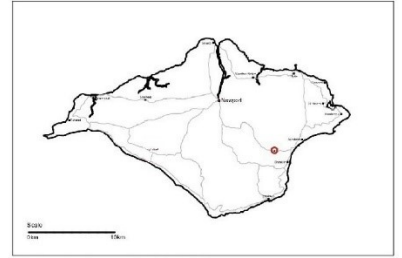
## ARCHITECTURE

CHARTERED ARCHITECTS

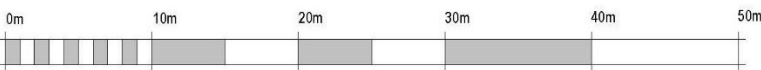
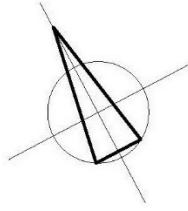
Granary Court,  
128 Pyle Street,  
Newport PO30 1JW  
Tel: 01983 242500

www.raineypetrie.co.uk Email: info@raineypetrie.co.uk

Client:  
**Vectis Housing**



SITE LOCATION PLAN



VISUAL SCALE 1:500 @ A4

Project:  
**Branstone Farm Lane,  
Sandown, Isle of Wight** Phase 2 (page 2)

Drawing title:  
**Estate Management Plan**  
Drawing Ref:  
MP-BFL-02

#### 45. Cotton Grove, Brighstone (Drawing ref: MP-CG-01)

Estate comprising of a block of 6 flats (no.5 cotton grove) and 8 semi-detached or terraced properties; 4x Vectis owned (no.03, 04, 06 and 07) and 4x shared owned (no.01, 02, 08, 09) within the estate.

##### On Each Visit

- Grass to be cut by push mower on all communal areas (including frontages of **all properties and rear communal area behind block of flats [No.05 Flats 1-6]**).
- All cut grass on lawn or hard surfaces to be mechanically blown/swept and removed from site (include pathways, lawn edges and hedge line edges).
- All shrubs and beds to be kept weed free and edged. It may be necessary at times to fork over beds to reduce soil capping/compaction.
- Pathways and car parks (where necessary) are to be kept clear of any overhanging/overgrowing vegetation from shrubs or weeds.
- All pathways, carpark surfaces, roadways & driveways to be mechanically blown/swept and kept free from moss, vegetation, and leaf litter.
- Gravel drainage areas around properties/flats (not including in rear gardens to houses) and along entrance road; to be weed sprayed and always kept clear of weeds. Gravel to be kept evenly spread.
- Dispose of day-to-day litter within the estate.
- Remove cat, dog or animal faeces from communal areas or lawns, especially before mowing.
- Clear surface to road drains and gulleys in car parking areas.
- Herbicide treatment to reduce/irradiate weeds to be used on pathways and carpark. *This is subject to an assessment at each use- weather conditions/soil state etc.*
- Targeted herbicide treatment on lawns. *where necessary and subject to an assessment at each use- weather conditions/soil state etc.*
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways

##### General:

**Grass** - 20 cuts in a year balanced more for regular cuts in the summer (average 18) between March – October so that grass is no longer than 100mm.

**Lawn Treatment**- 1 lawn/grass feed and weed type treatment completed annually between March and May.

**Mulched beds**- top up once per year if required.

**Hedges/shrubs** – These should be maintained to a maximum height of approximately 1.5 metre.

**Trees**- All trees around site to be kept at max height of 7 meters.

**Breakages & Waste (bulky/black bags)**- Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillet- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353



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The drawings shall not be scaled. All levels and dimensions must be checked on site. Typical dimensions must be checked on site and figured dimensions should be taken in preference to scaled dimensions.



SITE LOCATION PLAN



SITE PLAN

Scale 1:500 @ A3



LEGEND	
	ACCESS ROAD
	HARD SURFACES
	GRASSED AREAS
	PLANTING/TREES
	HEDGES
	GRAVEL
	VECTIS OWNED PROPERTIES
	SITE BOUNDARY

**Vectis Housing Association**  
 Chapel House, 30 Chapel Street,  
 Newport, PO30 1PZ

Head Office Address:  
 Cotton Grove,  
 Main Road,  
 Brightstone,  
 Isle of Wight  
 PO30 4EW

Scale: 1 : 500 @ A3  
Drawing No: MIP-CG-01

#### 46. 124-126 Mill Hill Rd (No site Plan)

*Estate comprising 2 x semi-detached properties (Vectis owned) with shared driveway at front.*

**Note:** (2 visits a year for this site)

#### **On Each Visit**

- Gravel in driveway area to be raked level and evenly, grading to upper area from lower level where it accumulates, paying particular attention around gulley areas as needed. Also, vegetation debris to be raked and removed from gravel with weeds sprayed.
- Maintain all trees (with exception of - see addendum A)/trees bases/tree supports/shrubs/plants and hedges as required, keeping tidy, removing ivy growth and cutting back from overhanging boundaries and pathways.

#### **General:**

**Hedges/Trees-** These should be maintained to a height matching the aesthetics of the area (*Ivy to be removed from trees, fence/wall lines (where necessary)*)

**Breakages & Waste (bulky/black bags)-** Report finding of damage, breakages, items and/or rubbish disposed of on Vectis Housing Grounds. Report to: [Sam Tillett- sam@vectishousing.co.uk](mailto:sam@vectishousing.co.uk) / 01983 520353

