

GARDENS AND BACK GREENS POLICY

1. RESPONSIBILITY FOR MAINTENANCE OF GARDEN AREAS

- a. *Front gardens* - The Co-operative is responsible for grass cutting and all maintenance at 36 Lauriston Place. The Gardener is responsible for grass cutting and edging of front gardens, and general maintenance.
- b. *Private rear gardens* - The Tenant is responsible, although the Co-operative will maintain where appropriate. The Gardener to cut grass and edge only (unless tenant is willing to undertake this).
- c. *Wheelchair flat - 20 Heriot Place* - The Co-operative is responsible unless tenants wish to undertake maintenance themselves.
- d. *Back greens* - The Co-operative is responsible for all maintenance.

2. MAINTENANCE PROGRAMME

- a. *Grass areas*
 - (1) Maintain all grass areas to a height of 30mm.
 - (2) Edge with an edging iron where grass meets paths and shrub beds.
 - (3) Apply spring fertiliser.
 - (4) Remove clippings to compost bins.
- b. *Shrub beds*
 - (1) Maintain and weed shrub beds.
 - (2) Prune shrubs as necessary.
 - (3) Apply slow release fertiliser in spring.
 - (4) Spread compost, when available, on shrub beds.
- c. *Trees* - Check tree ties for correct support. No pruning to be done without the express authorisation of the Co-operative. To prune the trees every 2-4 years, obtaining the Council's prior written approval due to being in a Conservation Area. To remove saplings from invasive species (e.g. elm, ash, sycamore) regularly before they get established, as the location number and type of trees at Lister are tightly constrained by the space available and other uses of the landscaped areas
- d. *Hard surfaces and gravel areas*
 - (1) Rake gravel as necessary to maintain neat and tidy appearance.
 - (2) Hand weed hard surface areas.
- e. *Litter* - Collect litter on a regular basis from whole of the site. Empty litter bins and insert new bin liner
- f. *Additional Items* - From time to time, additional works may be necessary. This may include oiling locks and hinges, clearing debris, rubbish and dumped items, and any other work instructed by the Director.

- g. *Fertilisers and weedkillers*
 - (1) Fertilisers may be used as described above.
 - (2) Weedkillers may only be used on hard surface areas where circumstances warrant it and only with the prior approval of the Director.
- h. *Shredder* Shred suitable waste material for use as a mulch.

3. GARDENER

A part-time gardener will be employed to carry out the above maintenance duties.

4. BASEMENTS AND DRAINS

Drains, gullies and basements areas should be weeded and debris cleared to prevent blockages.

5. CLOTHES POLES AND WASHING

Clothes poles in the back greens are for common use by all tenants on a first come, first served basis. Washing lines must be taken down immediately after usage. No poles may be 'booked' by leaving washing or washing lines up. The Co-operative reserves the right to remove washing and washing lines left up on poles. Such lines may be claimed back from the Office. All washing and washing lines that have been removed and not claimed back within 4 weeks shall be disposed of by the office staff.

6. DOGS

No dogs are permitted in the back greens and any tenant who flouts this rule is in breach of tenancy agreement. Legal action, leading to interdict or eviction, may be taken by the Co-operative, against persistent offenders who have ignored initial letters of warning.

7. DAMAGE TO GARDEN / BACK GREEN AREAS

Any tenant, or person for whom a tenant is responsible - e.g. child or visitor - who causes damage to garden(s) or back green(s) will be held financially responsible for such damage. Vandalism will not be accepted and repeated problems may result in the Police being called by Lister and charges being pressed.

8. USE OF GARDENS AND BACK GREENS

Back greens area are for the use and amenity of all Co-operative tenants. Bounded rear gardens are for the private use of the tenant occupying the flat to which it is attached. Rear gardens to common stairs shall be for the private use of the tenants in the common stair by mutual agreement.

Front gardens, that are not private, are for the use of tenants in the common stair by mutual agreement.

Any tenant wishing to effect a major change to the appearance of a garden - e.g. in creating hard landscaping, large rose beds etc. - should consult other tenants sharing access to that garden area, and also seek the permission of the Co-operative, which will not be unreasonably withheld.

9. CAMPING

Camping is banned in the back greens due to it causing problems of noise, disturbance and litter, as well as possible damage to the greens. The Co-operative reserves the right to remove tents which have been put up.

10. CYCLING

Cycling is banned from the back greens due to the risk of damage to grass and shrubs, and the possible hazard to smaller children.

11. BALL GAMES

Ball games are banned from the back greens due to the risk of damage to window panes, grass and shrubs, and the hazard to other users and activities in the back greens. Football especially can be very noisy and damaging to the turf and shrubs.

12. MOTORISED VEHICLES

Cars, motorbikes, vans etc. are not allowed in the back greens due to the hazards of damage, injury and general disturbance and intrusion. An exemption can be made by Lister staff for specific agreed vehicles of contractors carrying out work in the back greens which necessitate access with machinery or to deliver/pick up materials. There is a contractors' parking area by the main site back green for use by Contractors during the working day, with use authorised by Lister staff. Tenants are advised not to go into this section, and to keep children out of this area, due to the close parking of vehicles and risk from reversing vehicles, etc.

13. ACCESS GATES

All communal access points to the back greens have locks and these gates should be kept locked at all times, for the safety and security of all tenants and their children.

14. CONDUCT IN THE BACK GREENS

Tenants and their children and visitors must behave responsibly in the back greens and other garden areas. Noisy, rowdy, argumentative, drunken behaviour, or fighting is not allowed. Back greens should not be used late in the evening and the night due to the risk of disturbance to people. Large scale events planned by tenants such as parties, barbecues etc. are not allowed without the prior permission of Lister. Tenants using the back green are expected to tidy up afterwards and leave the green in the same condition as they found it, or better.

15. CLIMBING ON WALLS, FENCES AND RAILINGS

This is not recommended on the grounds of safety and potential damage to the items.

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