

**Bullet points taken from Grounds maintenance outing group  
26<sup>th</sup> June 2008**

- There is a need to identify what is HHL ground and what is not.
- **The suggestion was to put clear signs up on HHL property.**

**To have a welcome pack for new residents, including localised maps showing areas of responsibilities, both for resident within the boundaries of their property, and also the local area showing HHL vs Council's responsibilities.**

**Consultant. Which authority maintains which area. Also, in areas, there is mixed tenure between Marches, Kemble, HHL etc. Also owner occupiers: e.g. Dormington.**

- Lack of bins on communal grass area.
- **More bins**

**Who empties, what contents, fly tipping**

- Surprised/shocked as to the time taken up by HHL ground maintenance team having to clear litter/rubbish before they start cutting grass.
- **Encourage residents to clear litter up. Organise/ suggest litter pick or an incentive for keeping their area tidy.**

**Hold competitions for the local children to do supervised litter picks with prizes as incentives.**

- It was noticed how different the open communal areas were in comparison to fenced off area.
- **Look at fencing off more communal area.**

**This looks like a good idea and seems to work. One of the Grounds Maintenance Team Members agreed with this. Gave Oak Crescent in Hinton as an example of where this works well.**

- Play Area (Mayberry Avenue), due to fire damage, HHL have taken away some of the equipment.
- **Keep & revamp, or back to grass?**

**Develop a comprehensive strategy for dealing with Play Areas, so that we employ the same practice across all our areas.**

- There are some genuine needs to offer help to some people in maintaining their gardens. This could be due to them being unable to do it themselves, or they do not own the tools to do the job. This would also cut down on elderly, vulnerable people using "cowboy private gardeners".
- **HHL to offer a service (at a reasonable charge) to do this for them. The money from this could be ploughed back in to the ground maintenance service.**

**This idea was very popular with the tenants and they were very keen to look at this further. Could look at ring-fenced funds to pay agency workers for extra resources.**

- It was thought by all that the ground maintenance workers do a wonderful job but it seems they could do with more resources i.e. more money and more colleagues
- **Enlist more workers use the money from the service charge.**

#### **Increase Service Charge?**

- Condition of garden was reflected in the type of tenancy.
- **Make the communal area neater and safe by fencing/locking areas**
- The grass was up to 4 inches long in some areas due to not having enough time to get round all the areas often enough
- **More resources needed**
- Some areas took quite a lot of time to cut the grass areas due to them being in small sections and or openings not wide enough to get the sit on mower in.
- **Suggestion was to widen some of the gates to allow bigger equipment through, this would cut down on time wasted**
- Grass and hedge cuttings, the cost to dispose of came as a surprise to the tenants
- **The equipment required to cut grass and hedges is expensive and the tools have a short life. If you do not buy good quality tools you are fighting a losing battle.**

#### **Contract Hire.**

- Trees – so far SRG think HHI are doing good job.
- **Dead branches etc could be an issue**
- Garage sites seem to be neglected, need constant care to keep on top of weeds and damage.

#### **Still have Council signs up around HHL land.**

- **It was suggested that a team of 2 people would be required to keep on top of it. However, the cost for this would be in the region of £50 to £60K.**

#### **How much is spent currently?**

## **SRG Ground Maintenance Outing**

Additional information gathered from individuals clipboards

1. More Bins (to include dog bins) for communal and open areas.
2. Make it clear who owns the area put signs up

3. The ground maintenance workers have to be careful when working because they have found Syringes thrown in to shrubs and hedges that they have to maintain
4. Get residents involved (neighbourhood watch). Keep an eye on the play areas and report the vandalism to the police or HHL
5. Do the police drive around the playground areas?
6. What do other housing associations do?
7. No dogs/pets allowed in the fenced communal areas, this would keep the grass clear of dog fouling etc.
8. The fenced areas in Oak Crescent were much neater and cleaner than Broxash Drive. Do the same thing there?