

BEAUFIELD GATE

Grounds Maintenance Report

Condition • progress • priorities • forward plan

DIRECTORS' REVIEW

Updated September 2026



Grounds Condition: 2024 vs 2026



The report records a decline in presentation standards since 2024, with particular attention required around hedge height, pathways, lower-ground planting and rear-garden definition.

Key Grounds-Maintenance Priorities

01 Define & control

- Keep paths clear and edges defined.
- Reduce oversized hedges to a manageable height.
- Improve the lower-ground areas serving Flats 1, 2, 7 and 9.

02 Light & planting

- Pollard selected trees near Flats 1 and 3 to improve daylight.
- Trim shrubs and rear-garden planting.
- Manage competing or non-native growth where appropriate.

03 Boundaries & neighbours

- Coordinate on bamboo, ivy and wisteria at adjoining boundaries.
- Keep growth away from neighbouring gutters.
- Escalate any suspected wall condition concerns for specialist assessment.

Issues, Risks & Ownership

Actions requiring coordination

- Remove bamboo close to the old brick wall near the rear-garden path.
- Manage ivy and other climbing growth affecting adjoining-property gutters.
- Do not disturb established ivy roots or dismantle boundary walls without the appropriate property-owner agreement and specialist advice.
- If wall movement or damage is suspected, commission an appropriate professional assessment rather than relying on visual assumptions.



Progress Update

Completed

Contractor works completed

- ✓ Rear communal shrubs trimmed and central planting tidied.
- ✓ Front / parking-area hedges reduced and trimmed.
- ✓ Selected trees near Flats 1, 3 and 6 pollarded.
- ✓ Dead shrub near Flat 9 removed.
- ✓ Bush near the Flat 9 bathroom window trimmed.

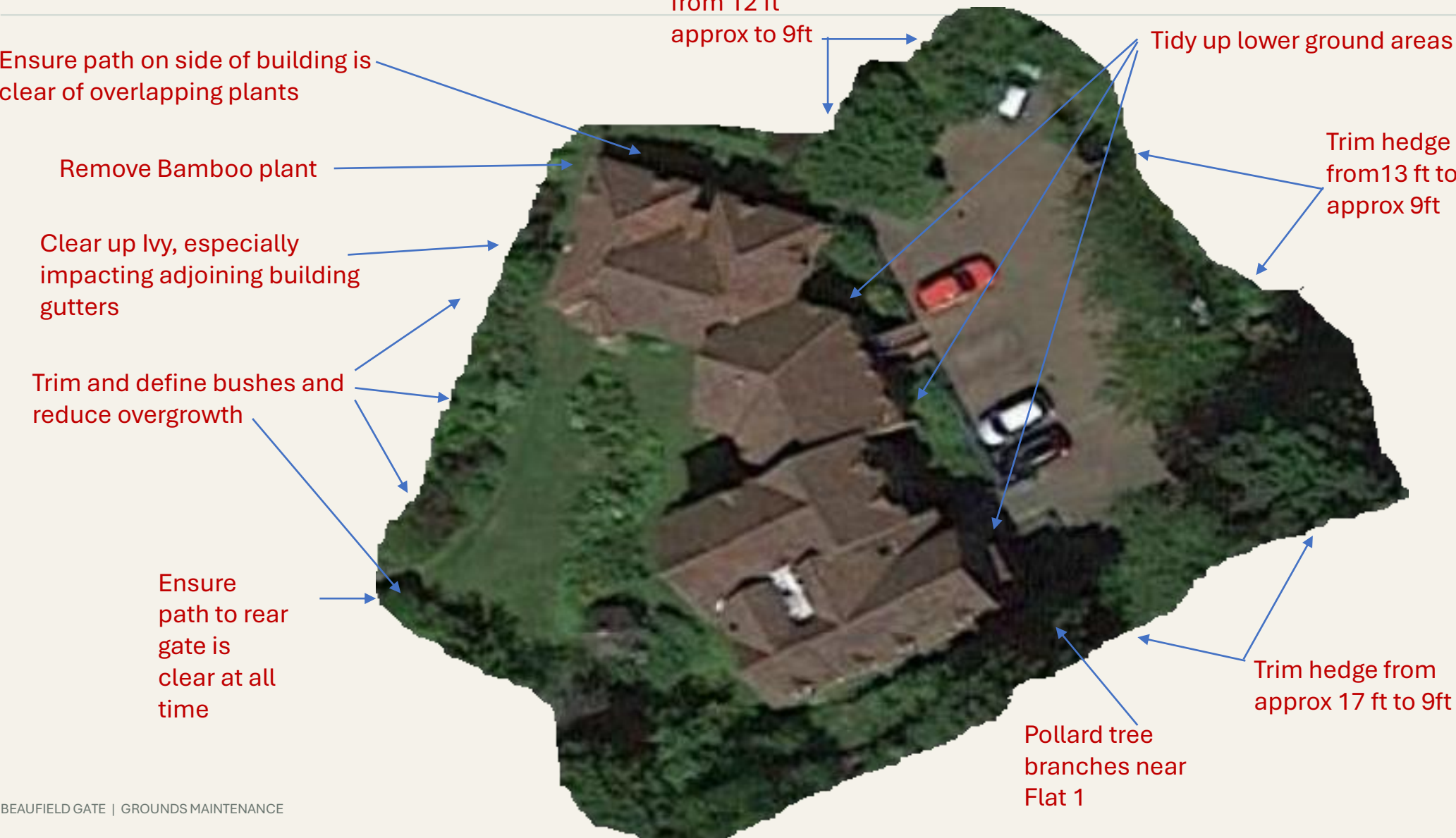
Outstanding

Next actions

- Further tidy-up of lower-ground areas at Flats 1, 2, 7 and 9.
- Trim hedges and shrubs near the rear gate.
- Continue routine definition of paths, beds and planting.
- Boundary ivy remains a neighbouring-property / specialist issue where wall dismantling could be required.

Overall direction: visible improvement achieved, with a smaller number of defined follow-up actions remaining.

Property Plan & Action Areas



Action checklist

- Reduce major hedge heights
- Remove bamboo
- Pollard selected trees
- Define shrubs and beds
- Keep rear-gate path clear
- Clear side pathways
- Improve lower-ground areas
- Manage boundary growth

Supporting Photos • Before



BEFORE

Bamboo near wall



BEFORE

Pollard for light



BEFORE

Reduce hedge height



BEFORE

Lower-ground area



BEFORE

Tall hedge



BEFORE

Oversized planting



BEFORE

Bay 8 boundary



BEFORE

Tall front hedge

Supporting Photos • After August 2026



AFTER Front area



AFTER Parking hedge



AFTER Side planting



AFTER Defined edge



AFTER Rear garden



AFTER Shrubs reduced

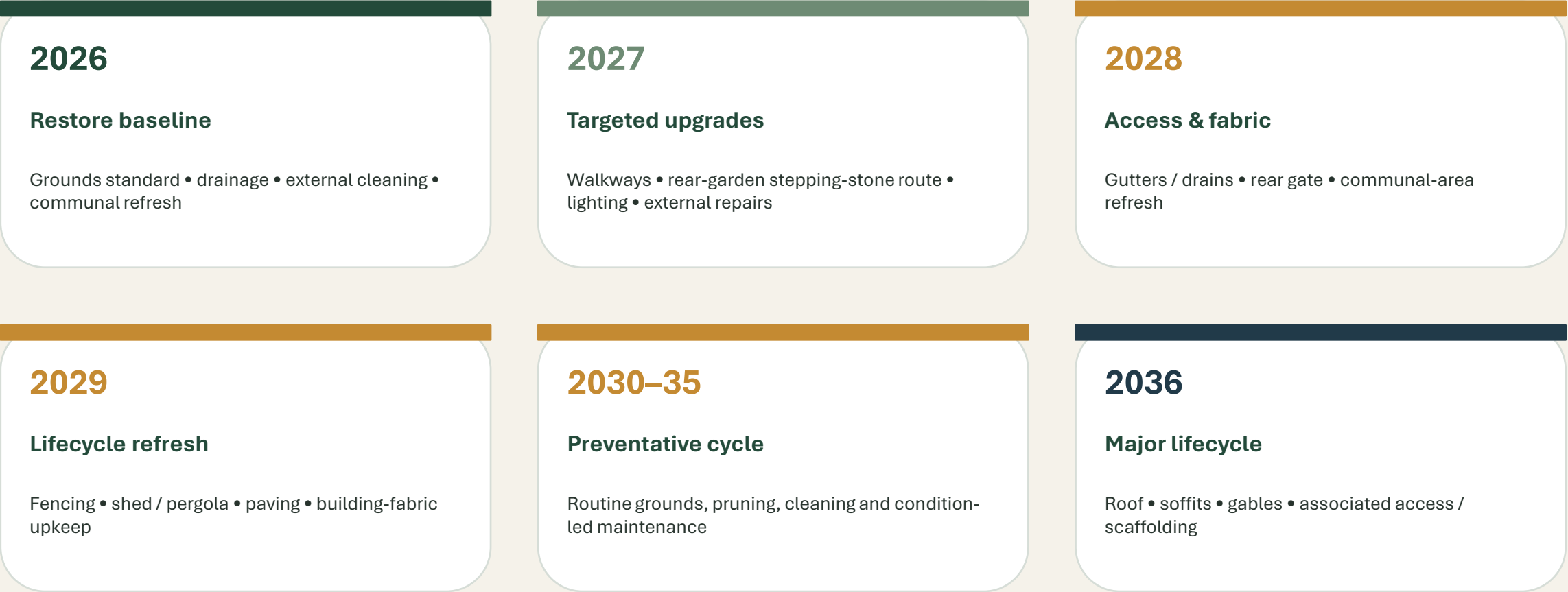


AFTER Access clearer



AFTER Planting tidied

Maintenance Roadmap 2026–2036



Indicative programme. Timing may change in response to condition, emergencies, access opportunities and financial priorities.