



**COMMUNAL CLEANING & GROUNDS MAINTENANCE**  
**Specification Summary for Residents**

Name of Estate: Newcombe Estate- 4 Blocks- Newcombe House, Cynthia House, Graham Robertson House, Faithful House Address: Aberdeen Park, London N5 2AU
---

Relevant information
----------------------

Bin collection day: Monday  
 Bins to be rotated on: N/A  
 Frequency of attendance by the contractor: Wednesday  
 Days for attendance by the Neighbourhood Services Officer: Tuesday

**Part A Core Service**

Description of core tasks and works required	Frequency
<b>Litter removal from communal areas, grassed areas &amp; shrubs</b> <i>To litter pick and sweep this area and ensure they are 100% debris free and remove all debris from site</i>	Each visit
<b>Graffiti and chewing gum removal</b> <i>Racist, sexist, homophobic or offensive graffiti to be removed within 24 hours of being noticed. Other graffiti to be removed within 10 working days</i>	To be checked at each visit
<b>Security of tank and meter rooms</b> <i>Ensure the doors to these rooms are securely closed and not been vandalised. Any vandalism to be reported to ISHA's repairs team. Ensure the intake room is tidy and free of residents' belongings and clutter.</i>	Each Visit
<b>Cleanliness of windows</b> <i>Clean all glass and cills to communal windows and doors, inside and outside</i>	4 Times a year
<b>Cleanliness of ledges &amp; window cills</b> <i>Damp wiping of communal doors &amp; furniture, ironmongery, light switches, balustrades, hand rails, entry control panels, bin shoot doors, skirting, ledges and remove any marks on the lower walls</i>	Each visit
<b>Cleanliness of light fittings &amp; working condition</b> <i>Clean light fittings, covers, and shades including removing bugs from inside when defective bulbs are being changed</i>	As required
<b>Sweeping &amp; washing of communal stairs &amp; landings. Washing down of tiles and painted walls</b> <i>Sweeping and litter picking all internal surfaces and ensure they are 100% debris free. Mopping washing and disinfecting communal halls, lobbies, landings and stairs. Remove all cobwebs and hanging dust at</i>	Each visit

<i>high and low level within each block, landings, corridors, stairwells.</i>	
<b>Entrance halls and lobbies</b> <i>Mopping washing and disinfecting communal halls, lobbies, landings and stairs. Cleaning debris from communal mats.</i>	Each visit
<b>Handrails, ledges and banister rails</b> <i>Damp wiping of ironmongery, light switches, balustrades, hand rails, entry control panels, bin shoot doors, skirting, ledges and remove any marks on the lower walls</i>	Once a week (to be done at same time as mopping)
<b>Cleanliness of walls in communal areas</b> <i>Damp wiping of skirting, ledges and remove any marks on the lower walls</i>	Once a week
<b>Bin chambers, Rubbish Chutes &amp; Communal Bins</b> <i>Check bins for rotation at each visit and move as required. Leave bin areas clean, jet wash as required. Clean Communal bins twice yearly. Check chutes and hoppers and remove any blockages.</i>	Each visit
<b>Security and tidiness of intake rooms and dry stores</b> <i>Ensure the doors to these rooms are securely closed and not been vandalised. Any vandalism to be reported to ISHA's repairs team. Ensure the intake room is tidy and free of residents' belongings and clutter.</i>	Each Visit
<b>Paths, roadways &amp; courtyards</b> <i>Paths, courtyards, roadways and all other areas of hard landscaping to be weeded and treated with weed sprayer in accordance with horticultural best practice</i>	Each Visit
<b>Play areas &amp; seating areas</b> <i>To litter pick this area and ensure they are 100% debris free</i>	Each Visit
<b>Grounds Maintenance – grassed areas</b> <i>Grassed areas to be mowed up to paving, fencing or other boundaries and lawn edges trimmed (any litter to be removed before the grass is cut). The grass to be left even in appearance. Grass cuttings to be removed immediately from site.</i>	Fortnightly in Season (April to September) , Monthly out of Season or as directed by ISHA
<b>Grounds Maintenance – weed clearance around borders and hedges</b> <i>To be weeded and treated with weed sprayer in accordance with horticultural best practice</i>	Twice a month or as directed by ISHA
<b>Grounds Maintenance - shrub bed &amp; hedge maintenance</b> <i>To be cut evenly and the shape of the hedge maintained unless there is good reason to vary the standard. All clippings and waste removed from site. Shrubs to be pruned when/where appropriate to stimulate healthy growth. Corrective pruning to take place to ensure that plants/shrubs do not cause a hazard including: where plants encroach over paths or lawns, or where climbing/tall plants block light or flues/vents. All leaves cuttings and dead plants to be cleared and removed at the end each visit.</i>	Twice a month or as directed by ISHA
<b>Part B As and When Required</b>	

<p><b>Communal Tree Maintenance</b></p> <p><i>All works to trees must be subject to an instruction from the Client. And in accordance with Section 5 of M3NHF Schedule.</i></p>	<p>As and when required or upon direction by ISHA</p>
<p><b>Communal Repair Reporting</b></p> <p><i>To report to ISHA any communal repairs, particularly involving Health &amp; Safety issues</i></p>	<p>Each Visit</p>
<p><b>Deep Cleaning</b></p> <p><i>To undertake additional deep cleans of all internal communal floors and jet wash external hard surfaces twice yearly</i></p>	<p>Twice yearly</p>
<p><b>Remove Bulk Refuse and Fly Tipping</b></p> <p>To remove any bulk refuse as and when required, upon instruction from the client. To report fly tipping to ISHA immediately, tidy the area so it's ready for collection</p>	<p>As and when required</p>
<p><b>Out of Hours Cleaning</b></p> <p><i>(Attendance 24 hours a day, 7 days a week, 365 days a year)</i>  To attend within 4 hours (max) any site in the contract area to clean up any blood, excrement, hazardous waste etc.</p>	<p>As and When Required</p>