



Landscaping service charge

Information for council leaseholders

Many of our leaseholders are not sure what their landscaping service charge covers.

This leaflet tells you:

- Who is responsible for landscaping
- What the landscaping service charge covers
- How the landscaping service charge is calculated
- How often service charge invoices are produced

Who is responsible for landscaping?

You may have shared gardens or a landscaped area around your block that the Clean, Safe & Green team maintain on behalf of the Housing Service.

If there are shared areas at your block which are maintained by Landscape Services, we will send you a service charge bill every six months.

What is included in the landscaping charge?

- Cutting the grass during the mowing season (March to November)
- Pruning shrubs and hedges (Winter)
- Litter picking
- Collecting leaves from grassed areas
- Weeding of flowerbeds

And by request:

- Replanting of flowerbeds (after authorisation by the Housing Service)
- Spraying weed killer on paths and drying areas
- Tree maintenance
- Clearance of Fly-tipping
- Removal of Graffiti
- Moss clearance from paths and drying areas
- Removal of dead animals (in public places)

If you need to request any of these services, please contact the Clean Safe & Green team:

Email: cleansafegreen@dacorum.gov.uk

Tel: **01442 228000** and say “**Clean Safe Green**”

How is the landscaping service charge calculated?

The landscaping service charge is calculated for the whole financial year. It is calculated by dividing the cost of providing the service (for the previous financial year) by the number of households who benefit from the work. This is a flat-rate charge, all leaseholders pay the same.

The charge allows for whatever is needed to maintain the communal amenity areas throughout the year. Some of the tasks, such as grass-cutting and hedge maintenance, will be seasonal. Others, such as tree maintenance or removal of moss from paths and drying areas will be one-off tasks. It is often the case that more work is carried out during the summer months. Not all of the tasks that are covered by the charge will be required every year. If a lot of work is needed in one particular year, the charge does not increase for leaseholders at that block.

The service level agreement requires the maintenance of the communal amenity land to a given standard. There is no specified number of times that grass should be cut, as the ability to cut the grass is weather-dependant.

How often are service charge invoices produced?

The lease requires that we invoice the service charges 3 months in arrears and 3 months in advance. As the charge has been calculated for the whole financial year, this is why the dates April – September are on the June invoice and the dates October – March are on the December invoice.

The service charge is invoiced to leaseholders for 50% of the annual charge in the June invoice and 50% of the annual charge in the December invoice.

For more information, please contact the Leasehold Services team by email: servicecharges@dacorum.gov.uk or telephone **01442 228000** and ask for **Leasehold Services**. Direct line: **01442 228 799**.