

GARDEN REPORT for AGM 2026

Since the last AGM we held work parties in October last year and March this year. Thank you so much to everyone who took part. These work parties provide an opportunity for residents to get to know each other while engaged in a range of tasks that help to keep The Landings looking good. And thanks as ever to Sall and Stan for providing refreshments for the workers.

The contract gardeners have continued to do a good job in keeping on top of grass cutting, hedge trimming, weeding, leaf blowing and other seasonal tasks throughout the year, and still at a very competitive price. During the year we bought in some extra hours from Sage to reduce the height of the bamboo stand behind the first few houses in Blackburn Way. They will, in the next few weeks be jet-washing the pavements and parking areas to clear the moss that inevitably accumulates over the winter so I will be informing residents when that is scheduled to give you a chance to move parked vehicles.

I will shortly be doing the first Japanese Knotweed purge of the season as it is starting to appear above ground. This year, for the first time, I have access to a pair of waders so that I can actually get into the river and attack the shoots that come out from the very bottom of the bank in Waterside Close, just above the water line. This work is ongoing and by attacking it three times a year it is being effectively contained and ever so gradually reduced in spread. I must emphasise the importance of not trying to trim or cut the vegetation on the river banks anywhere in the vicinity of the knotweed as it roots extremely easily even from a bit of stem or a leaf that has been cut and not meticulously collected to burn.

Now for my usual plea to residents not to touch the riverbanks near their properties as we are charged by the Environment Agency with the obligation to maintain the vigorous natural vegetation. This vegetation not only provides an important wildlife corridor but also secures the integrity of the banks against erosion and bank collapse during the not infrequent periods of flood and high water levels. For this reason any boats, paddle boards or other personal equipment should not be stored on the river bank but should be kept on the resident's property.

The large compost heap behind the garage block halfway down Blackburn Way is only to be used by the contract gardeners for disposing of all their green waste. Residents should dispose of their own garden waste in the brown bins or at the Wisley depot. However, you are very welcome to help yourselves to the free, well rotted garden compost this heap provides. Just bring a barrow and a spade and dig in!

David and I continue to do our monthly water testing on the Landings Wood stream which is thankfully running at a vigorous rate again. Last month we carried out a Riverfly kick test on the gravels there to look for any of the key indicators of water quality. We were surprised and

gratified to find a very large number of mayfly larvae as well as several other important indicator species, so it seems that the stream is reassuringly healthy.

Please feel free to contact me if you have any comments, queries or suggestions regarding the common areas of the Landings estate. In the meantime we are looking forward to a golden spring and summer so that we can all enjoy the privilege of living here, completely surrounded by water.