Crawford & Company
Cartwright House
Tottle Road
Riverside Business Park
Nottingham
NG2 1RU

20/05/2011

Our Ref: SW/2409101558/KH-REV1
Your Ref: SU1005388

Dear Laura Tolmie

Re: Sarah Devitt: 82 Chalk Hill, West End, Southampton, Hampshire, SO18 3DB

Please find enclosed our Arboricultural survey for the above property. Please note we have identified the following vegetation as a future risk to the property.

Recovery Opportunity	
Is there a potential recovery action?	Yes

FUTURE RISK: Recommended Tree Management

Tree No.	Species	Age Cat	Approx. Height (m)	Distance to Building (m)	Ownership	Action	Requirement
T3	Oak	1	7	3.3	A - Third Party 84 Chalk Hill West End Southampton SO18 3DB	Action to avoid future risk	Do not allow to exceed current dimensions.
T4	Oak	3	16.5	18	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
Age Cat: 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property and may represent a heave risk							

Thank you for your instruction.

Yours faithfully

pp

Marishal Thompson Group

Arboricultural Consultancy for Royal & Sun Alliance

Note: This reduced format report is an initial appraisal only and may have been produced without the benefit of site investigations. It is intended for use between the client, Marishal Thompson Group and any parties detailed within the report. It is based on the assumption that Engineers are satisfied that current damage is due to clay shrinkage subsidence attributable to vegetation.

1. Case Details

Insured	Sarah Devitt	**Address**	82 Chalk Hill, West End, Southampton, Hampshire, SO18 3DB		
Client	Crawford & Company	**Contact**	Laura Tolmie	**Claim No.**	SU1005388
MT Ref	SW/2409101558/KH-REV1	**Contact**	Keiron Hart	**Contact No.**	08702 416 180

Scope of Report: To survey the property and determine significant vegetation contributing to subsidence damage, make recommendation for remedial action and initiate mitigation action. The survey does not make an assessment for decay or hazard evaluation.

Revised report following the provision of site investigations

2. Property and Damage Description

The insured structure is a 2 storey detached house. The property occupies a site that slopes gently downhill from front to rear.

Damage relates to the left-hand flank and the right-hand flank of the insured dwelling.

3. Technical Reports

In revising our report we have had the benefit of the following technical investigations:

Soil Report ☒ Root Report ☒

4. Action Plan

Mitigation	
Insured Involved?	Yes
Local Authority involved?	No
Other third party Mitigation involved?	Yes

Treeworks	
TPO / Conservation Area / Planning Protection Searches	Tree Preservation Order

Additional Comments

Awaiting Further Instructions.

Please carry out a ground heave assessment.

5. Technical Synopsis (Revised)

This report is based upon our understanding at the time of visiting the property that Crawford & Company's engineers are satisfied that damage is due to clay shrinkage subsidence exacerbated by vegetation.

Based on our site investigations, and taking account of vegetation location, relative to the focal area of movement / damage, it is our opinion that T1 (Pine (Scots)) and T2 (Oak) will be exerting the principal vegetative influences in respect of the areas of damage they are located beside.

This view is supported by the recovery of *Pine* and *Quercus* roots from below foundation level. The *Prunus* roots recovered are not felt to emanate from vegetation with any significant capacity to cause damage.

All the root samples were noted to be low, or have no starch visible. This may be as a result of the time of year that they were collected but is likely to be raised as a point of issue by the local authority in terms of any forthcoming TPO application.

We have been advised that all the trees within this report (with the potential exception of TG1) are subject to a TPO and a full set of site investigations will therefore be required before the Local Authority will validate the TPO application. This information must include, as well as this report: 1. Measurement of the extent and distribution of vertical movement using level monitoring. However, where level monitoring is not possible, the applicant should state why and provide crack-monitoring data. The data provided must be sufficient to show a pattern of movement consistent with the presence of the implicated tree(s). 2. A profile of a trial/bore hole dug to identify soil characteristics and foundation type and depth 3. The sub-soil characteristics including soil type (particularly that

on which the foundations rest), liquid limit, plastic limit and plasticity index. 4. The location and identification of roots found. 5. Proposals and estimated costs of options to repair the damage (TPO's a guide to the law and good practice Section 6.40C).

T1 is clearly visible from the public highway. T2 is of low public amenity as it is set back from the road and not easily defined. Oak roots have previously been recovered from a trial pit on the side of the property close to T2.

Vegetation management in the form of tree removal and appropriate stump treatment will help to promote the restoration of long-term stability to the insured property; pruning should not be considered as representing an effective or reliable long-term alternative solution.

We recommend the efficacy of this management is determined by further monitoring.

Is vegetation likely to be a contributory factor in the current damage?	Yes
Is vegetation management likely to contribute to the future stability of the property?	Yes
Is replacement planting considered appropriate?	No
Does the potential of **ground heave** need to be assessed by Consulting Engineers before management recommendations are implemented?	**Yes**
Will implementation of the management recommendations result in significant amenity loss?	See Above
Would DNA profiling be of assistance in this case?	No

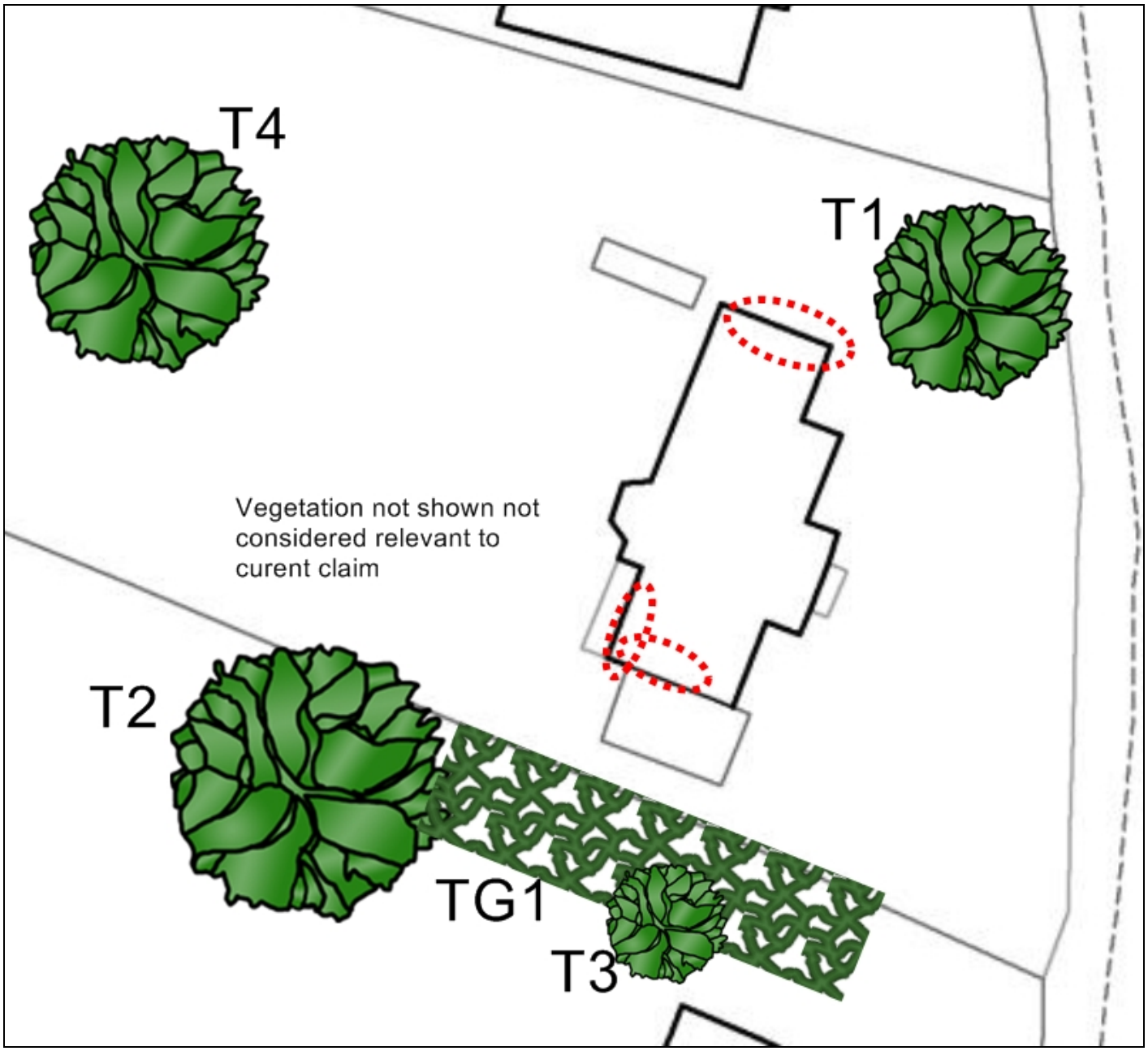
6.0 Recommendations : Current Claim

These recommendations may be subject to review following additional site investigations

Tree No.	Species	Age Cat	Approx. Height (m)	Distance to Building (m)	Ownership	Action	Requirement
T1	Pine (Scots)	3	22	4.2	C - Insured	Remove	Remove subject to heave assessment.
TG1	Mixed Species Group (M) Cypress, Ash & Laurel	1	6	3.8	A - Third Party 84 Chalk Hill West End Southampton SO18 3DB	Maintain as detailed	Reduce to 4m height and maintain at reduced dimensions.
T2	Oak	3	19	10	A - Third Party 84 Chalk Hill West End Southampton SO18 3DB	Remove	Remove subject to heave assessment.

Age Cat: 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property and may represent a heave risk

7. Site Plan



Please note that this plan is not to scale. OS Licence No. 100043218

8. Photographs



T1 - Pine (Scots)



T2 - Oak



TG1 - Mixed Species Group (M)