

TREE SAFETY INSPECTION REPORT

[28 Lakewood Road Eastleigh, England SO53 1EW](#)

Report by Michael Miller
Professional Tree Inspector
03rd July 2026
Report Reference A0012



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1. Introduction

Tree Assist was instructed by Rajpal Dhillon on 3rd July 2026 to carry out a safety inspection of trees at 28 Lakewood Road, Eastleigh, SO53 1EW.

The inspection was to include all trees within the specified areas, paying close attention to any tree within falling distance of the grounds, footpaths, roads and high use areas, but only those requiring works were to be recorded on a site plan and in a tree works schedule (commonly known as a 'negative' tree survey).

The purpose of a tree safety inspection is to determine whether a tree poses an unreasonable risk to people or property. Trees are not usually hazardous simply because of their size. But trees may be predisposed to failure because of recognisable hazardous features including, for example, root damage, cracks or cavities in the trunk, the presence of fungal fruiting bodies which may indicate internal decay, weak forks, break-out cavities and abrupt bends in branches.

The industry standard tree inspection procedure is known as Visual Tree Assessment (VTA) and involves examining a tree from ground level to detect possible weaknesses. If necessary, this may be supplemented by tapping the trunk or buttress roots with a sounding mallet to assess the possible presence of internal decay.

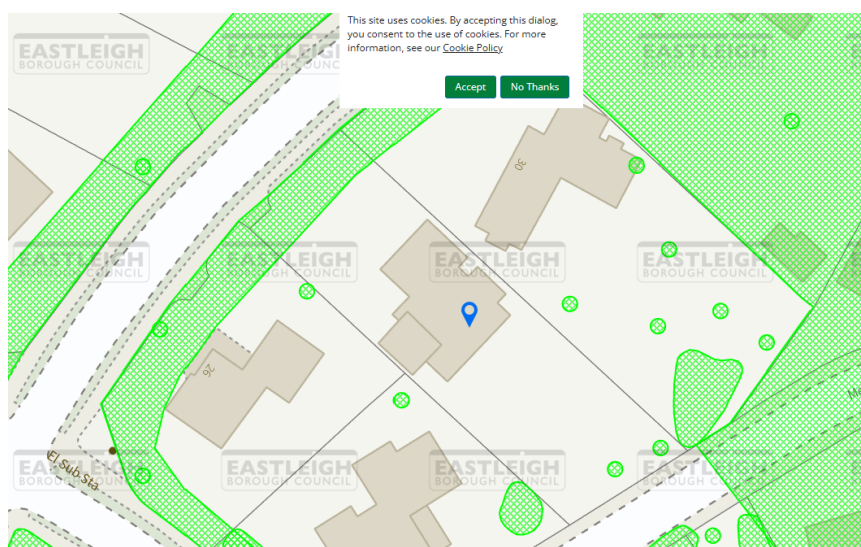
The principles of Visual Tree Assessment are discussed in Principles of Tree Hazard Assessment and Management by David Lonsdale (Research for Amenity Trees No. 7, Forestry Commission, 1999) and have been incorporated into a Practice Guide issued by the Forestry Commission in 2000 entitled Hazards from Trees - A General Guide.

The National Tree Safety Group has issued guidance on tree management and inspections in their publication entitled Common sense risk management of trees (NTSG 2011)¹. All of these publications have contributed to the procedure adopted by Michael Miller – Tree Assist Ltd - Arboricultural Consultancy for VTA tree safety inspections.

An extract from a Forestry Commission leaflet now out of print is provided at Appendix PW1 and illustrates the features assessed which are indicative of a potential hazard.

A search of Eastleigh Council's interactive map indicates that the site has multiple Tree Preservation Orders on the site or neighbouring gardens.

All trees surveyed within this report are under the effect of either group TPO's or individual TPO's.



2. Tree Inspection

I inspected the trees from ground level on 3rd July 2026 and the details of the survey are appended A0012 Survey document.

The site plans showing tree numbers are appended at A0012 Survey Document.

The survey is a negative survey, which means that whilst all of the trees have been inspected only those that require work or require further observations to be recorded have been detailed.

The recommended tree works were prioritised to provide guidance regarding the timescales over which it might be considered reasonable for works to be undertaken.

The timescales given are for guidance only and should not be treated as strict requirements to comply with a duty of care.

The priorities are shown in the survey key appended at A0012 Survey Document.

Trunk diameters, radial crown spreads and tree heights were measured where possible but otherwise were estimated.

Where appropriate, a nylon mallet was used to 'sound' tree stems for the presence of significant decay or patches of dead bark. Similarly, binoculars were used where necessary to inspect features high in the tree crown and a probe was used to investigate the depth of any cracks.

The schedule of trees inspected at A0012 Survey Document details the works required and why they are necessary.

Each recorded tree or group has been plotted on the site plan which is shown at A0012 Survey Document.

3. Conclusions & Recommendations

Summary of tree work recommendations to address identified hazards as per A0011 Survey Document:

- 1 trees or groups has high priority recommendations
- 2 trees or groups have medium priority recommendations
- 1 trees or groups have low priority recommendations
- 0 trees require felling
- The remaining number of trees require deadwood removal, partial reductions or further inspection.
- 2 trees require tomograph scanning and reports to identify the extend of decay in the stems
- Many of the trees have deadwood which is classed as more than 50mm diameter.

It is recommended, in the interests of good arboricultural practice, that trees are inspected regularly enough to detect any recent changes in health or structural stability that have taken place. I recommend a formal resurvey every **2 years**.

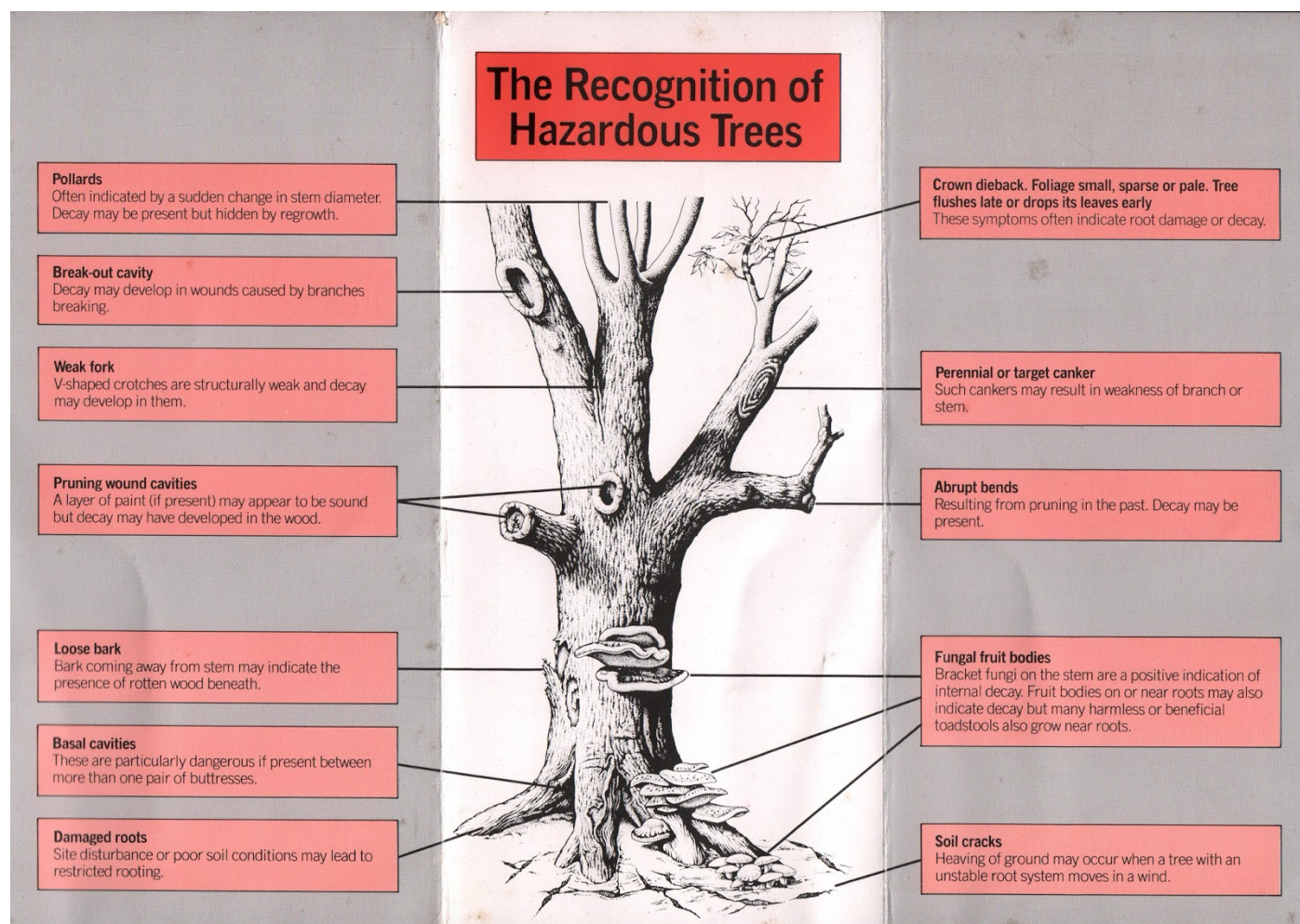
Informal inspections should be carried out annually.

The observations and recommendations contained in this report remain valid for one year and it is recommended that trees are professionally inspected at intervals of no more than two years.

This report, its observations and recommendations, remains valid for one year.

APPENDIX TA1

Recognition of Hazardous Trees. Published by Forestry Commission but now out of print.



APPENDIX TA2 - Qualifications and Experience

Michael attended Sparsholt college from 2012 – 2014 to study his level 3 diploma in arboriculture, before moving into the workplace.

Michael worked as a climbing arborist from 2014 for the first ten years of his career, specializing in the removal of diseased and dangerous trees, as well as the pruning and maintenance of trees in the urban environment.

This provided a foundation and fundamental experience for the understanding of physiology and structural integrity of trees.

In 2016 Michael start his first arboriculture business, giving advice to clients and carrying out recommended works on trees for a variety of clients.

In 2026 Michael achieved the LANTRA Professional Tree Inspection qualification and provides a standalone tree safety inspection service.

In 2026 Michael started to carry out tree health reports for clients through the business Tree Assist Ltd, providing services for planning and development and tree safety.