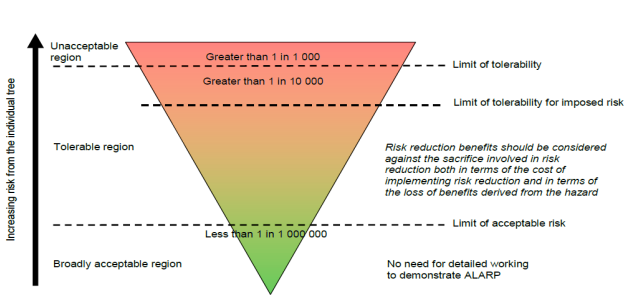


 Arborhelp 020 8540 9966 / 07950 481175 markclews@arborhelp.co.uk	
Site:	Oaklands House Care Centre
Site Ref:	TRA2023-FC-OH
Client:	Future Care Group
Scope:	To undertake tree inspection & provide management options
Trees Tagged:	Yes
Survey Date:	Mar-23
Viewing conditions:	Good
Surveyor:	M Clews
Job Ref:	TRA2023-FC-RA
VOSL Value:	£2,200,000.00
Hour Value	£200.00

QTRA Target ranges (Zones)

Target Range	Property (repair or replacement cost)	Humans (not in vehicles)	Vehicle Traffic (number per day)	Range of Value (probability of occupation or fraction of £2 000 000)
1	£2 000 000 – >£200 000	Occupation: Constant – 2.5 hours/day Pedestrians & cyclists: 720hour – 73hour	26 800 – 2 700 @ 68mph 32 000 – 3 300 @ 50mph 47 000 – 4 800 @ 32mph	1/1 – >1/10
2	£200 000 – >£20 000	Occupation: 2.4 hours/day – 15 min/day Pedestrians & cyclists: 72hour – 8hour	2 600 – 270 @ 68mph 3 200 – 330 @ 50mph 4 700 – 480 @ 32mph	1/10 – >1/100
3	£20 000 – >£2 000	Occupation: 14 min/day – 2 min/day Pedestrians & cyclists: 7hour – 2hour	260 – 27 @ 68mph 320 – 33 @ 50mph 470 – 48 @ 32mph	1/100 – >1/1 000
4	£2 000 – >£200	Occupation: 1 min/day – 2 min/week Pedestrians & cyclists: 1hour – 3day	26 – 4 @ 68mph 32 – 4 @ 50mph 47 – 5 @ 32mph	1/1 000 – >1/10 000
5	£200 – >£20	Occupation: 1 min/week – 1 min/month Pedestrians & cyclists: 2day – 2week	3 – 1 @ 68mph 3 – 1 @ 50mph 5 – 1 @ 32mph	1/10 000 – >1/100 000
6	£20 – £2	Occupation: <1 min/month – 0.5 min/year Pedestrians & cyclists: 1week – 0/year	None	1/100 000 – 1/1 000 000

Vehicle, pedestrian and property Targets are categorised by their frequency of use or their monetary value. The probability of a vehicle or pedestrian occupying a Target area in Target Range 4 is between the upper and lower limits of 1/1 000 and >1/10 000 (column 5). Using the VOSL, £2 000 000, the property repair or replacement value for Target Range 4 is £2 000 – >£200.



QTRA Advisory Risk Thresholds
≥1/1 000
<1 in 1 000 to 1 in 10 000
<1/10 000 to 1 in 1 000 000
<1 in 1 000 000

Site	Grid No	Tree Ref	Species	Common Name	Age range	Height (m)	Stem dia Class	Crown spread (m)	Vigour	No Significant Defects Observed	Structural condition	Trip Haz	Obs Street light	Obs Street Sign	Obs Bldg	Low Canopy	Deadwood	Ivy Obstructed View	Basal Growth Obstruction	Unable to Access	Primary Target	target range	Size range	PoF	RoH	Controls	Priority	Review period	Additional comments
Oaklands House Care Centre	N/A	2438	Pinus sylvestris	Scots Pine	4 - Mature	13	1 - 450+mm	5	9 - Dead	NO	Tips breaking up. Slight lean over road.		--	--	--			NO	--	--	road	2-VEH - 2.6k- 270@68mph 3.2k- 330@50mph 4.7k- 480@32mph	1 - 450+mm	2 - 1/10- 1/100	1/400	Fell to ground level	2a - Priority Works - Within 1-3 months	9 - N/A	
Oaklands House Care Centre	N/A	1170	Quercus robur	English Oak	4 - Mature	9	1 - 450+mm	2	9 - Dead	NO	Leaning over neighbouring car park. Stem wobbling slightly.		--	--	--			NO	--	--	car park	3-PROP - £20k-£2k	n/a	2 - 1/10- 1/100	1/3K	Fell to ground level	2a - Priority Works - Within 1-3 months	9 - N/A	
Oaklands House Care Centre	N/A	2909	Fraxinus excelsior	Ash	4 - Mature	12	1 - 450+mm	10	14 - Scattered areas of dysfunction	NO	Inonotus fruiting bodies at 6m to north. Decay section visible above.		--	--	--		to 50mm dia	NO	--	--	gas storage canisters	2-PROP - £200k-£20k	n/a	3 - 1/100- 1/1k	1/3K	Pollard to 3m	2a - Priority Works - Within 1-3 months	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	2913	Fraxinus excelsior	Ash	4 - Mature	12	1 - 450+mm	11	14 - Scattered areas of dysfunction	NO	Multiple Inonotus fruiting bodies on both stems. Both stems are lapsed pollards at 6-7m.		--	--	--			NO	--	--	neighbouring outbuildings	2-PROP - £200k-£20k	n/a	3 - 1/100- 1/1k	1/3K	Pollard to 5m both stems.	2a - Priority Works - Within 1-3 months	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	2914	Quercus robur	English Oak	4 - Mature	10	1 - 450+mm	13	3 - Moderate	NO	Very heavy lean to south - beyond 45 degrees.		--	--	--		to 50mm dia	NO	--	--	neighbouring outbuildings	2-PROP - £200k-£20k	n/a	3 - 1/100- 1/1k	1/3K	2-3m canopy reduction. Deadwood	2a - Priority Works - Within 1-3 months	3 - Reinspect within 1 year	
Oaklands House Care Centre	N/A	1165	Salix caprea	Goat Willow	4 - Mature	10	2 - 250- 450mm	6	15 - Significant dieback of upper canopy	NO	South stem dead. Mid stem is dysfunctional in upper canopy. North stem obstructing building with tips.		--	--	--			NO	--	--	kitchens	2-PROP - £200k-£20k	n/a	3 - 1/100- 1/1k	1/3K	Fell south stem to ground level. 3m reduction of remaining stem. Cut back off building to provide 2m clearance.	2a - Priority Works - Within 1-3 months	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	1168	Fraxinus excelsior pendula	Weeping Ash	4 - Mature	7	1 - 450+mm	5	9 - Dead	NO			--	--	--			NO	--	--	building	3-PROP - £20k-£2k	n/a	2 - 1/10- 1/100	1/3K	Fell to ground level	2a - Priority Works - Within 1-3 months		
Oaklands House Care Centre	N/A	2918	Betula ermanii	Erman's Birch	4 - Mature	13	3 - 100- 250mm	6	2 - Good	NO			--	--	--			YES	--	--		9 - Unknown	9 - Unknown	9 - Unknown	Unknown	Sever ivy to 1.5m	2a - Priority Works - Within 1-3 months	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	2156	Aesculus hippocastanum	Horse Chestnut	4 - Mature	16	1 - 450+mm	15	3 - Moderate	NO	Bifurcates at 5m. Tight union with included bark visible. Moderate adaptive growth. South-east primary branch at 5m excessively end-weighted.		--	--	--			NO	--	--	car park, gardens	3-PROP - £20k-£2k	n/a	3 - 1/100- 1/1k	1/30K	2m canopy reduction	2a - Priority Works - Within 1-3 months	4 - Reinspect within 2 years	



Arborhelp

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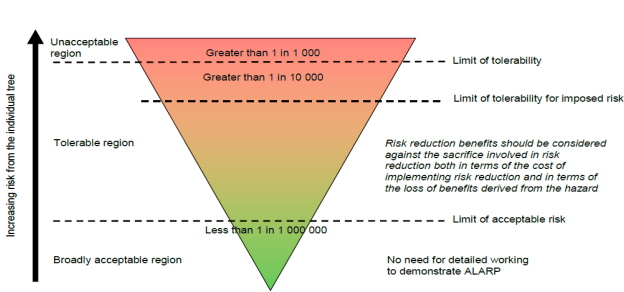
markclews@arborhelp.co.uk

Site:	Oaklands House Care Centre
Site Ref:	TRA2023-FC-OH
Client:	Future Care Group
Scope:	To undertake tree inspection & provide management options
Trees Tagged:	Yes
Survey Date:	Mar-23
Viewing conditions:	Good
Surveyor:	M Clews
Job Ref:	TRA2023-FC-RA
VOSL Value:	£2,200,000.00
Hour Value	£200.00

QTRA Target ranges (Zones)

Target Range	Property (repair or replacement cost)	Humans (not in vehicles)	Vehicle Traffic (number per day)	Range of Value (probability of occupation or fraction of £2 000 000)
1	£2 000 000 – >£200 000	Occupation: Constant – 2.5 hours/day Pedestrians & cyclists: 720hour – 73hour	26 000 – 2 700 @ 68mph 32 000 – 3 300 @ 50mph 47 000 – 4 800 @ 32mph	1/1 – >1/10
2	£200 000 – >£20 000	Occupation: 2.4 hours/day – 15 min/day Pedestrians & cyclists: 72hour – 8hour	2 600 – 270 @ 68mph 3 200 – 330 @ 50mph 4 700 – 480 @ 32mph	1/10 – >1/100
3	£20 000 – >£2 000	Occupation: 14 min/day – 2 min/day Pedestrians & cyclists: 7hour – 2hour	260 – 27 @ 68mph 320 – 33 @ 50mph 470 – 48 @ 32mph	1/100 – >1/1 000
4	£2 000 – >£200	Occupation: 1 min/day – 2 min/week Pedestrians & cyclists: 1hour – 3day	26 – 4 @ 68mph 32 – 4 @ 50mph 47 – 5 @ 32mph	1/1 000 – >1/10 000
5	£200 – >£20	Occupation: 1 min/week – 1 min/month Pedestrians & cyclists: 2day – 2week	3 – 1 @ 68mph 3 – 1 @ 50mph 5 – 1 @ 32mph	1/10 000 – >1/100 000
6	£20 – £2	Occupation: <1 min/month – 0.5 min/year Pedestrians & cyclists: 1week – 0year	None	1/100 000 – 1/1 000 000

Vehicle, pedestrian and property Targets are categorised by their frequency of use or their monetary value. The probability of a vehicle or pedestrian occupying a Target area in Target Range 4 is between the upper and lower limits of 1/1 000 and >1/10 000 (column 5). Using the VOSL £2 000 000, the property repair or replacement value for Target Range 4 is £2 000 – >£200.



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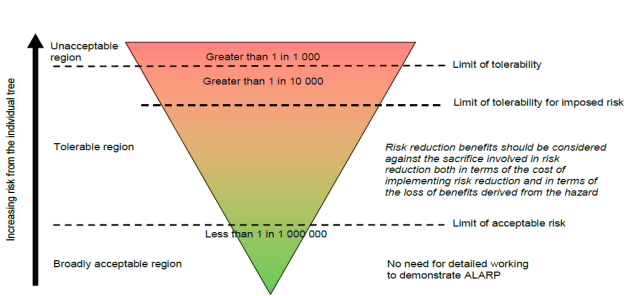
Site	Grid No	Tree Ref	Species	Common Name	Age range	Height (m)	Stem dia Class	Crown spread (m)	Vigour	No Significant Defects Observed	Structural condition	Trip Haz	Obs Street light	Obs Street Sign	Obs Bldg	Low Canopy	Deadwood	Ivy Obstructed View	Basal Growth Obstruction	Unable to Access	Primary Target	target range	Size range	PoF	RoH	Controls	Priority	Review period	Additional comments
Oaklands House Care Centre	N/A	2436	Sequoiadendron giganteum	Giant Sequoia	4 - Mature	18	5 - 700+mm	8	13 - General sparsity for species	NO	Canopy is dysfunctional. Some bottlebutting developing near base - more pronounced to north.		--	--	--		to 100mm dia	NO	--	--	multiple	2-PROP - £200k-£20k	n/a	4 - 1/1k- 1/10k	1/30K	3m height reduction. Deadwood	2a - Priority Works - Within 1-3 months	3 - Reinspect within 1 year	
Oaklands House Care Centre	N/A	1156	Quercus robur	English Oak	4 - Mature	17	5 - 700+mm	16	3 - Moderate	NO			--	--	--		to 100mm dia	NO	--	--	outbuilding, trailer	4-PROP - £2k-£200	n/a	2 - 1/10- 1/100	1/30K	Deadwood	2a - Priority Works - Within 1-3 months		
Oaklands House Care Centre	N/A	1158	Laurus nobilis	Bay	4 - Mature	10	2 - 250-450mm	6	2 - Good	NO	3 stems rubbing on outbuilding		--	--	--			NO	--	--	outbuilding	3-PROP - £20k-£2k	n/a	3 - 1/100- 1/1k	1/30K	Fell 3 rubbing stems	2a - Priority Works - Within 1-3 months	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	1160	Salix caprea	Goat Willow	4 - Mature	10	1 - 450+mm	6	3 - Moderate	NO	Tight union at 1m with included bark visible. Minor associated adaptive growth. South primary branch has decay section at 3m - poor associated adaptive growth. North-east minor stem snapped at 3m & hung		--	--	--			NO	--	--	outbuilding	3-PROP - £20k-£2k	n/a	3 - 1/100- 1/1k	1/30K	3m canopy reduction. Clear storm damage. Deadwood	2a - Priority Works - Within 1-3 months	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	2435	Quercus robur	English Oak	4 - Mature	12	1 - 450+mm	9	3 - Moderate	NO			--	--	--		to 100mm dia	NO	--	--	Internal road	3-PED - 7/hr-2/hr	4 - 25-100mm	1 - 1/1- 1/10	1/50K	Deadwood	2a - Priority Works - Within 1-3 months	3 - Reinspect within 1 year	Monitor for any further decline
Oaklands House Care Centre	N/A	2794	Quercus robur	English Oak	4 - Mature	11	2 - 250-450mm	8	3 - Moderate	NO	Laterals resting on power lines. West primary branches end-weighted over road		--	--	--		to 100mm dia	NO	--	--	road, power lines	2-VEH - 2.6k-270@68mph 3.2k-330@50mph	3 - 100-250mm	3 - 1/100- 1/1k	1/50K	Cut back off power lines, 1-2m reduction of west canopy. Deadwood	2a - Priority Works - Within 1-3 months	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	2917	Salix caprea	Goat Willow	4 - Mature	10	2 - 250-450mm	7	3 - Moderate	NO	Storm damaged branch hung in upper canopy to north. North primary branch end-weighted.		--	--	--			NO	--	--	grass	3-OCC - 14min-2min/day	3 - 100-250mm	2 - 1/10- 1/100	1/50K	2m canopy reduction. Remove storm damaged branch.	2a - Priority Works - Within 1-3 months	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	1155	Salix sepulcralis Chrysocoma	Weeping Willow	4 - Mature	14	1 - 450+mm	15	2 - Good	NO			--	--	--		to 50mm dia	NO	--	--	gardens, bench	3-OCC - 14min-2min/day	4 - 25-100mm	1 - 1/1- 1/10	1/50K	Deawood	2a - Priority Works - Within 1-3 months	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	2796	Fraxinus excelsior	Ash	4 - Mature	10	2 - 250-450mm	7	3 - Moderate	NO	Excessive lean over scrub. Looks like very slow collapse. Base is in ditch bank and appears slightly shifted.		--	--	--			YES	--	--	scrub	4-OCC - 1min/day-2min/week	2 - 250-450mm	2 - 1/10- 1/100	1/100K	1-2m canopy reduction. Sever ivy to 1.5m	2a - Priority Works - Within 1-3 months	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	2798	Thuja plicata	Western Red Cedar	4 - Mature	11	2 - 250-450mm	6	14 - Scattered areas of dysfunction	NO	Large decay section at base to south-east.		--	--	--			NO	--	--	road	2-VEH - 2.6k-270@68mph 3.2k-330@50mph 4.7k-480@32mph	2 - 250-450mm	4 - 1/1k- 1/10k	1/100K	3m height reduction	2a - Priority Works - Within 1-3 months	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	2799	Thuja plicata	Western Red Cedar	4 - Mature	11	2 - 250-450mm	6	14 - Scattered areas of dysfunction	NO	Top 2m dead. Large decay section at base to south		--	--	--			NO	--	--	road	2-VEH - 2.6k-270@68mph 3.2k-330@50mph	2 - 250-450mm	4 - 1/1k- 1/10k	1/100K	3m height reduction. Deadwood	2a - Priority Works - Within 1-3 months	4 - Reinspect within 2 years	

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Site:	Oaklands House Care Centre
Site Ref:	TRA2023-FC-OH
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Trees Tagged:	Yes
Survey Date:	Mar-23
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Job Ref:	TRA2023-FC-RA
VOSL Value:	£2,200,000.00
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QTRA Target ranges (Zones)

Target Range	Property (repair or replacement cost)	Human (ftd in vehicles)	Vehicle Traffic (number per day)	Range of Value (probability of occupation or fraction of £2 000 000)
1	£2 000 000 – >£200 000	Occupation: Constant – 2.5 hours/day Pedestrians – 720/hour – 73/hour & cyclists:	26 000 – 2 700 @ 68mph 32 000 – 3 300 @ 50mph 47 000 – 4 800 @ 32mph	1/1 – >1/10
2	£200 000 – >£20 000	Occupation: 2.4 hours/day – 15 min/day Pedestrians – 72/hour – 8/hour & cyclists:	2 600 – 270 @ 68mph 3 200 – 330 @ 50mph 4 700 – 480 @ 32mph	1/10 – >1/100
3	£20 000 – >£2 000	Occupation: 14 min/day – 2 min/day Pedestrians – 7/hour – 2/hour & cyclists:	260 – 27 @ 68mph 320 – 33 @ 50mph 470 – 48 @ 32mph	1/100 – >1/1 000
4	£2 000 – >£200	Occupation: 1 min/day – 2 min/week Pedestrians – 1/hour – 3/day & cyclists:	26 – 4 @ 68mph 32 – 4 @ 50mph 47 – 5 @ 32mph	1/1 000 – >1/10 000
5	£200 – >£20	Occupation: 1 min/week – 1 min/month Pedestrians – 2/day – 2/week & cyclists:	3 – 1 @ 68mph 3 – 1 @ 50mph 5 – 1 @ 32mph	1/10 000 – >1/100 000
6	£20 – £2	Occupation: <1 min/month – 0.5 min/year Pedestrians – 1/week – 0/year & cyclists:	None	1/100 000 – 1/1 000 000

Vehicle, pedestrian and property Targets are categorised by their frequency of use or their monetary value. The probability of a vehicle or pedestrian occupying a Target area in Target Range 4 is between the upper and lower limits of 1/1 000 and >1/10 000 (column 5). Using the VOSL, £2 000 000, the property repair or replacement value for Target Range 4 is £2 000 – >£200.



QTRA Advisory Risk Thresholds
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<1/10 000 to 1 in 1 000 000
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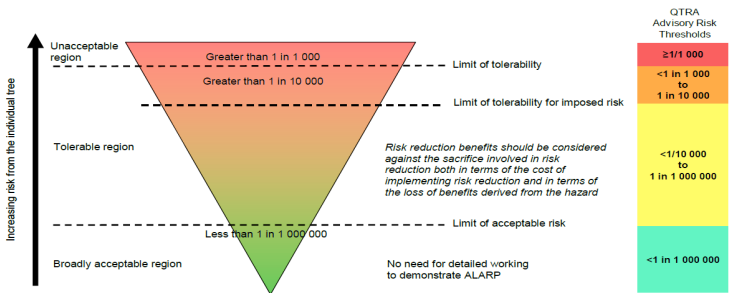
Site	Grid No	Tree Ref	Species	Common Name	Age range	Height (m)	Stem dia Class	Crown spread (m)	Vigour	No Significant Defects Observed	Structural condition	Trip Haz	Obs Street light	Obs Street Sign	Obs Bldg	Low Canopy	Deadwood	Ivy Obstructed View	Basal Growth Obstruction	Unable to Access	Primary Target	target range	Size range	PoF	RoH	Controls	Priority	Review period	Additional comments
Oaklands House Care Centre	N/A	1153	Salix caprea	Goat Willow	4 - Mature	7	1 - 450+mm	11	4 - Generally Poor	NO	Has collapsed to north. Partially supine now. Some canopy sections still functional	--	--	--	--			NO	--	--	garden, internal footpath	4-PED - 1/hr-3/day	2 - 250-450mm	2 - 1/10-1/100	1/100K	Stool to 1.5m.	2a - Priority Works - Within 1-3 months	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	1154	Aesculus hippocastanum	Horse Chestnut	4 - Mature	13	5 - 700+mm	15	3 - Moderate	NO	East primary branch at 4m has longitudinal cavity near proximal end. Pronounced adaptive growth surrounding. Slight gap in lower canopy. West primary branch excessively end-weighted. Gap also visible in canopy.	--	--	--	--			NO	--	--	path, gardens	3-OCC - 14min-2min/day	2 - 250-450mm	3 - 1/100-1/1k	1/100K	1-2m height reduction. 2-3m lateral reduction - Reform canopy.	2a - Priority Works - Within 1-3 months	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	st1	Quercus robur	English Oak	4 - Mature	4	1 - 450+mm	1	9 - Dead	NO	Is a decayed stump.	--	--	--	--			NO	--	--	scrub	5-OCC - 1min/week-2min/month	1 - 450+mm	2 - 1/10-1/100	1/400K	Fell to ground level	5a - General Estate Management - Within 6 months	9 - N/A	
Oaklands House Care Centre	N/A	1167	Salix caprea	Goat Willow	4 - Mature	8	3 - 100-250mm	8	3 - Moderate	NO	North primary lateral dog leg fractured. Is now a hazard beam.	--	--	--	--			NO	--	--	grass	4-PED - 1/hr-3/day	3 - 100-250mm	2 - 1/10-1/100	1/500K	Remove hazard beam branch. 2m reduction of remaining canopy	2a - Priority Works - Within 1-3 months	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	1164	Salix caprea	Goat Willow	4 - Mature	8	2 - 250-450mm	4	4 - Generally Poor	NO	Has collapsed into adjacent vegetation to south-east.	--	--	--	--			NO	--	--	scrub	5-OCC - 1min/week-2min/month	3 - 100-250mm	1 - 1/1-1/10	1/500K	Fell to ground level	3a - Routine Works - Within 6 months	9 - N/A	
Oaklands House Care Centre	N/A	2159	Quercus robur	English Oak	4 - Mature	14	1 - 450+mm	8	3 - Moderate	NO		--	--	--	--		to 100mm dia	NO	--	--	Internal road	3-PED - 7/hr-2/hr	4 - 25-100mm	2 - 1/10-1/100	1/500K	Deadwood	6 - not required to reduce risk	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	2157	Quercus robur	English Oak	4 - Mature	8	2 - 250-450mm	9	3 - Moderate	NO		--	--	--	--		to 25mm dia	NO	--	--	footpath	3-PED - 7/hr-2/hr	4 - 25-100mm	2 - 1/10-1/100	1/500K		N/A	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	2800	Thuja plicata	Western Red Cedar	4 - Mature	11	1 - 450+mm	8	14 - Scattered areas of dysfunction	NO	Top 2m dead. West primary branch end-weighted. Touching power cables	--	--	--	--			NO	--	--	road, neighbouring drive	3-OCC - 14min-2min/day	4 - 25-100mm	3 - 1/100-1/1k	<1/1m (1/5m)	Cut back off power lines to provide 1-2m clearance.	4a - Statutory Duty works - Within 6 months	3 - Reinspect within 1 year	
Oaklands House Care Centre	N/A	2920	Salix caprea	Goat Willow	4 - Mature	10	2 - 250-450mm	9	3 - Moderate	NO	South primary branch collapsed into neighbouring hedge.	--	--	--	--			NO	--	--	Low use land	5-OCC - 1min/week-2min/month	2 - 250-450mm	3 - 1/100-1/1k	<1/1m (1/10m)	Remove failed branch. 2m reduction of remaining canopy	2a - Priority Works - Within 1-3 months	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	2797	Thuja plicata	Western Red Cedar	4 - Mature	11	2 - 250-450mm	7	3 - Moderate	NO		--	--	--	--	Road		NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A	Cut back off road to provide adequate clearance to 5m.	4a - Statutory Duty works - Within 6 months	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	1152	Corylus avellana	Hazel	4 - Mature	9	3 - 100-250mm	6	2 - Good	YES		--	--	YES	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A	Cut back off building to provide minimum 2m clearance	5a - General Estate Management - Within 6 months	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	2158	Chamaecyparis lawsoniana	Lawson Cypress	3 - Early Mature	7	3 - 100-250mm	4	2 - Good	YES		--	--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	n1	Trachycarpus fortunei	Chusan Palm	3 - Early Mature	4	3 - 100-250mm	3	3 - Moderate	YES		--	--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	n2	Trachycarpus fortunei	Chusan Palm	3 - Early Mature	4	3 - 100-250mm	4	3 - Moderate	YES		--	--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	n3	Trachycarpus fortunei	Chusan Palm	3 - Early Mature	3	3 - 100-250mm	4	3 - Moderate	YES		--	--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	4 - Reinspect within 2 years	

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Target Range	Property (repair or replacement cost)	Humans (not in vehicles)	Vehicle Traffic (number per day)	Range of Value (probability of occupation or fraction of £2 000 000)
1	£2 000 000 – >£200 000	Occupation: Constant – 2.5 hours/day Pedestrians & cyclists: 720hour – 730hour	26 000 – 2 700 @ 60mph 32 000 – 3 300 @ 50mph 47 000 – 4 800 @ 32mph	1/1 – >1/10
2	£200 000 – >£20 000	Occupation: 2.4 hours/day – 15 min/day Pedestrians & cyclists: 72hour – 8hour	2 600 – 270 @ 60mph 3 200 – 330 @ 50mph 4 700 – 480 @ 32mph	1/10 – >1/100
3	£20 000 – >£2 000	Occupation: 14 min/day – 2 min/day Pedestrians & cyclists: 7hour – 2hour	260 – 27 @ 60mph 320 – 33 @ 50mph 470 – 48 @ 32mph	1/100 – >1/1 000
4	£2 000 – >£200	Occupation: 1 min/day – 2 min/week Pedestrians & cyclists: 1hour – 30day	26 – 4 @ 60mph 32 – 4 @ 50mph 47 – 5 @ 32mph	1/1 000 – >1/100 000
5	£200 – >£20	Occupation: 1 min/week – 1 min/month Pedestrians & cyclists: 20day – 2week	3 – 1 @ 60mph 3 – 1 @ 50mph 5 – 1 @ 32mph	1/10 000 – >1/100 000
6	£20 – £2	Occupation: <1 min/month – 0.5 min/year Pedestrians & cyclists: 1week – 0/year	None	1/100 000 – 1/1 000 000

Vehicle, pedestrian and property Targets are categorised by their frequency of use or their monetary value. The probability of a vehicle or pedestrian occupying a Target area in Target Range 4 is between the upper and lower limits of 1/1 000 and >1/10 000 (column 5). Using the VOSL £2 000 000, the property repair or replacement value for Target Range 4 is £2 000 – >£200.



Site	Grid No	Tree Ref	Species	Common Name	Age range	Height (m)	Stem dia Class	Crown spread (m)	Vigour	No Significant Defects Observed	Structural condition	Trip Haz	Obs Street light	Obs Street Sign	Obs Bldg	Low Canopy	Deadwood	Ivy Obstructed View	Basal Growth Obstruction	Unable to Access	Primary Target	target range	Size range	PoF	RoH	Controls	Priority	Review period	Additional comments
Oaklands House Care Centre	N/A	n4	Chamaecyparis lawsoniana	Lawson Cypress	3 - Early Mature	4	3 - 100-250mm	3	2 - Good	YES			--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	2437	Aesculus hippocastanum	Horse Chestnut	4 - Mature	12	2 - 250-450mm	8	3 - Moderate	YES			--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	2439	Aesculus hippocastanum	Horse Chestnut	4 - Mature	11	2 - 250-450mm	8	3 - Moderate	YES			--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	2440	Tilia x europaea	Common Lime	3 - Early Mature	5	4 - 25-100mm	4	3 - Moderate	YES			--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	Reinspect within 2 years	
Oaklands House Care Centre	N/A	2795	Pinus sylvestris	Scots Pine	4 - Mature	11	1 - 450+mm	5	3 - Moderate	YES			--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	2910	Crataegus monogyna	Hawthorn	4 - Mature	5	3 - 100-250mm	8	3 - Moderate	YES	Tree leans to East		--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	4 - Reinspect within 2 years	
Oaklands House Care Centre	N/A	2911	Fraxinus excelsior	Ash	4 - Mature	13	3 - 100-250mm	8	3 - Moderate	YES			--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	Reinspect within 2 years	
Oaklands House Care Centre	N/A	2912	Salix caprea	Goat Willow	4 - Mature	10	2 - 250-450mm	7	2 - Good	YES			--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	Reinspect within 2 years	
Oaklands House Care Centre	N/A	2919	Fraxinus excelsior	Ash	3 - Early Mature	8	3 - 100-250mm	5	2 - Good	YES			--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	Reinspect within 2 years	
Oaklands House Care Centre	N/A	1157	Acer campestre	Field Maple	3 - Early Mature	8	3 - 100-250mm	7	2 - Good	NO	All stems growing out from old fallen stem. NSDO		--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	Reinspect within 2 years	
Oaklands House Care Centre	N/A	1159	Fagus sylvatica	Beech	4 - Mature	11	2 - 250-450mm	8	3 - Moderate	YES			--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	Reinspect within 2 years	
Oaklands House Care Centre	N/A	1161	Betula pendula	Silver Birch	4 - Mature	13	2 - 250-450mm	4	3 - Moderate	YES			--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	Reinspect within 2 years	
Oaklands House Care Centre	N/A	1163	Betula pendula	Silver Birch	4 - Mature	13	3 - 100-250mm	4	3 - Moderate	YES			--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	Reinspect within 2 years	
Oaklands House Care Centre	N/A	1162	Fagus sylvatica	Beech	4 - Mature	10	3 - 100-250mm	6	3 - Moderate	YES			--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	Reinspect within 2 years	
Oaklands House Care Centre	N/A	1166	Betula ermanii	Erman's Birch	4 - Mature	14	3 - 100-250mm	5	2 - Good	YES			--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	Reinspect within 2 years	
Oaklands House Care Centre		1169	Malus spp	Apple	4 - Mature	7	3 - 100-250mm	5	4 - Generally Poor	YES			--	--	--			NO	--	--		0 - N/A	0 - N/A	0 - N/A	N/A		N/A	Reinspect within 2 years	
Oaklands House Care Centre	N/A	2916	Salix caprea	Goat Willow	4 - Mature	7	3 - 100-250mm	9	3 - Moderate	NO	Leans to east. Low use land		--	--	--			NO	--	--		6-PED - 1/week-6/year	3 - 100-250mm	3 - 1/100-1/1k	<1/1m (1/500m)		N/A	4 - Reinspect within 2 years	



Arborhelp

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Site:	Oaklands House Care Centre
Client:	Future Care Group
Scope:	To undertake QTRA based inspection & provide management options
Tree groups Tagged:	NO
Survey Date:	Mar-23
Viewing conditions:	Good
Surveyor:	M Clews
Job Ref:	TRA2023-FC-OH-RA
VOSL Value:	£2,000,000.00

NOTE:

The schedule provided is not a risk assessment as any trees within these groups that had defects threatening an identified target & requiring risk assessing, have been removed from the group & assessed as individuals.

Site	Grid	Group ID	Group composition	Total No	Gen height from	Gen height to	Additional Tag Numbers	Gen Age From	Gen Age To	Approx area - ha	Description	Condition	Structure	Action	Priority	Reinspection
Oaklands House Care Centre	N/A	OH.G1	Prunus laurocerasus 15, Taxus baccata 1, Aesculus hippocastanum 2, Fraxinus excelsior 2, Crataegus monogyna 2, Fagus sylvatica 7	29	3	9	N/A	3 - Early Mature	3 - Early Mature	0.023	Planted and selfset species. One Yew is dead by internal road.	Varies	All drawn up. Couple of dead units internally. No targets	Fell dead Yew to ground level	3a - Routine Works - Within 6 months	4 - Reinspect within 2 years
Oaklands House Care Centre	N/A	OH.G2	Prunus laurocerasus 38, Fraxinus excelsior 8, Acer pseudoplatanus 1, Corylus avellana 7, Salix caprea 5, Laurus nobilis 2, Quercus robur 1, Ilex aquifolium 6, Malus domestica 1	68	3	15	N/A	2 - Young	4 - Mature	0.051	Lapsed hedgerow group with successional units	Varies	NSDO	None	N/A	4 - Reinspect within 2 years
Oaklands House Care Centre	N/A	OH.G3	Prunus laurocerasus 17, Corylus avellana 1, Ilex aquifolium 4, Ulmus spp 3	25	4	9	N/A	3 - Early Mature	4 - Mature	0.058	Lapsed screening group	Varies	NSDO	None	N/A	4 - Reinspect within 2 years