



Tree Condition Survey

at

13 Kenilworth Drive, Boyatt
Wood, Eastleigh,
SO50 4PT

On Behalf of: Mrs L Morete

Reference: C042402

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Instructions and Terms of Reference

- 1.1. Arbor-Call was instructed by Mrs. L. Morete to undertake a ground-based tree condition survey of one mature Ash tree located within the boundary of the rear garden of, 13 Kenilworth Drive, Boyatt Wood, Eastleigh, SO50 4PT. As indicated in attached diagram in Appendix II.
- 1.2. The extent of the survey area can be seen on the appended plan.
- 1.3. A ground-based formal assessment of the tree was undertaken as a matter of routine maintenance enabling our client to fulfil their duty of care as defined by both civil law and the Occupiers 'Liability Acts of 1957 & 1984.
- 1.4. The tree was surveyed, initially at a basic level, to assess the overall condition and to identify the level of risk that potentially may pose to persons and property within the next 12 months.
- 1.5. Where the level of risk is deemed unacceptable, remedial works are prescribed/assigned to reduce the risk to acceptable levels, additionally, general management advice has been provided where appropriate.
- 1.6. Any questions relating to the content of this report should be directed, in the first instance, to the office on 01962 840003 quoting the site address and report reference number.

2. Tree Owner Responsibilities

- 2.1. We have a duty of care to manage the risk from our trees. That duty also says we should be reasonable, proportionate, and reasonably practicable when managing this risk. What this means is, there's a balance we need to strike between the many benefits of trees provide, the risk from them, and the cost of managing the risk. By taking a balanced approach, we don't waste resources by reducing risk - and losing the benefits - where risk is already Tolerable or Acceptable.
- 2.2. The following references may be of help.
- [Health & Safety Executive](#)¹
 - [National Tree Safety Group](#)²
 - Forbes-Laird, J (2010) THREATS – Tree Hazard: Risk Evaluation and Treatment System, A method for identifying, recording & managing Hazards from trees ³
- 2.3. As this overall risk from tree failure is extremely low, carrying out a formal assessment of every tree, every year or every other year isn't reasonable, proportionate, or reasonably practicable. Particularly, when trees that have defects that are so obvious, they'll be picked up by an informal assessment.

¹ www.hse.gov.uk/foi/internalops/sims/ag_food/010705.htm#Summary

² ntsgroup.org.uk

³ <http://www.flac.uk.com/wp-content/uploads/2010/07/THREATS-GN-June-2010.pdf>

2.4. This tree assessment has been carried out using TREATS (Tree Hazard: Risk Evaluation and Treatment System – J. Forbes-Laird – June 2010). This is a recognised method of qualifying the risk posed by trees identified as having structural defects and assists in determining the appropriate response to the level of identified risk. By putting the considered potential hazards from trees into a framework by cross-referencing the factors, to define the level of risk for any given tree defect. Risk reduction work will be given priority when a risk is highest, and where it's most cost-effective.

3. Survey: Scope and Methodology

Formal Assessment Levels

- 3.1. **Basic**- at this level, the aim is to find the few trees with obvious defects where the risk might not be Tolerable or Acceptable. These trees will then have a Detailed assessment carried out on them.
- 3.2. This level of survey will be carried out from ground which is easily accessible. Climbers, undergrowth, basal growth will not be removed, and hedgerows will not be cut to get a closer look unless there are obvious defect 'triggers' to justify the costs of this work.
- 3.3. Trees are either picked out for a Detailed assessment or the risk is deemed Acceptable.
- 3.4. **Detailed**- a detailed assessment is carried out on trees identified during the Basic assessment. Or, because particular trees' have been highlighted for a closer look by an informal assessment. This is a higher-level assessment to find out whether the risk might not be Tolerable or Acceptable.
- 3.5. If any risk reduction work is necessary, it will be specified and organised in order of priority. It will also be decided whether the tree remains as part of the standard formal assessment cycle, or if it's monitored and assessed more frequently.
- 3.6. **Advanced**- after a Detailed assessment, if we need more in-depth information about the likelihood of failure, and Advanced assessment can be carried out. This may be the case with large or important trees where it looks like there's been some significant strength loss.

Informal Assessment

- 3.7. When a tree has a risk that might not be Tolerable or Acceptable it will often have defects that are so obvious you can't help but notice them. Informal assessment means keeping a look out for obvious defects whilst going about your day-to-day routine. Details on obvious tree defects to look out for can be found here at validtreerisk.com.
- 3.8. When such an obvious defect is noticed, an arborist should be called in to carry out a formal assessment and make recommendations.

Notes

- 3.9. The above approach has been formulated In-line with current best practice, and the guidance and policies on validtreerisk.com. and thus, attribution is duly afforded.
- 3.10. Where measurements have been included in the schedule, they are estimated and thus for notional reference only.
- 3.11. In addition to the relevant and appropriate formal qualifications, professional memberships and associated CPD, I am a LANTRA Professional Tree Inspector.
- 3.12. Where necessary I used binoculars. No climbing inspection was carried out. No analysis of soil samples was undertaken, and the condition root systems was only investigated by way of a surface visual inspection, light excavation around the buttress (if expedient) and assessment of the tree(s) overall vitality.
- 3.13. Any urgent work is clearly marked on the schedule. The tree owner will also have been immediately notified by the surveyor.

3.14.If no resurvey timescale has been included for individual trees, then a default three years applies.

4. Recommendations

Your Tree

- 4.1. The tree is located on the north boundary line of the rear garden, the tree dominates the rear garden and the rear garden of the adjacent neighbouring property to the north (as indicated in Appendix II).
- 4.2. The crown spread to the North is 10m, to the East 8m, to the South 10m and to the West 10m.
- 4.3. The crown spread to the west is in close proximity of the rear of both buildings and the conservatory of No. 13.
- 4.4. There is a buildup of garden materials stacked around the base of the tree, these will be compacting the soil leading which will lead to long term root asphyxiation. There is also a children's trampoline, and slide located under the crown.
- 4.5. There are historical pruning wounds on the stem at 2.5m east that have occluded.
- 4.6. The stem bifurcates at approximately 5m and just above the bifurcation on the southern stem to the southwest there is a large historical pruning wound (Fig 1. – Appendix III), with a decay cavity exposing the heart wood, the wound is occluding with good reaction wood forming around it. There is an additional historical pruning wound on the southern stem (Fig 2. – Appendix III) at approximately 7m on the west side of the stem with a decay pocket exposing heart wood, the wound is occluding with good reaction wood forming around it. To the south side of the crown (over the lawn area of the garden) there is a large historical wound that is occluding, with some exposed heart wood.
- 4.7. On the northern stem at approximately 7m at the union of a large lateral to the northwest (over the neighbouring property), there is a large wound which is occluding with some exposed heart wood.
- 4.8. All the large lateral limbs are extended with dense foliage cover towards the extremities, the crown cover is not as extensive to the east and there is a substantial amount of deadwood, some of which has failed and is still suspended within the crown. The lower part of the crown is only 1.5m above ground level in places. However, the overall physiological condition of the tree is good, and the structural condition is fair/good.

- 4.9. I would recommend that the large lateral limb at approximately 7m northwest (over the neighbouring property), is reduce by 2.5m to suitable secondary growth points, as well as the remaining crown spread to be reduced by 2m to suitable secondary growth points. To reduce the end-weight loading in order to reduce the potential any limb loss of the larger laterals. Raise the crown to 3m by selectively reducing or removing secondary limbs to suitable growth points, and remove all major deadwood (diameter greater than 25mm in diameter)
- 4.10. It would also be prudent to remove the build-up of materials from around the base of the tree as these will contribute to long term root asphyxiation by soil compaction.

Ongoing Management

- 4.11. To adjust the date of the next survey to be carried out to Autumn 2024 to enable an opportunity to make observations at a different time of year.
- 4.12. To carry out remedial inspections of trees in the risk zones after a significant weather event.
- 4.13. In addition to the next ground-based survey, I would also suggest that an ariel inspection of the three decay cavities and to incorporating resistance drilling of above, below and the rear of the cavities. This will help evaluate the thickness of the good residual holding wood in these areas to help determine the best form of tree management strategy for the future.

I. Survey Schedule

Please note it is an offence under the Wildlife and Countryside Act and Countryside and Rights of Way Act to disturb a nesting bird or roosting/breeding bat. The nesting season runs from approximately March to August, but it is always best to check the trees before working.

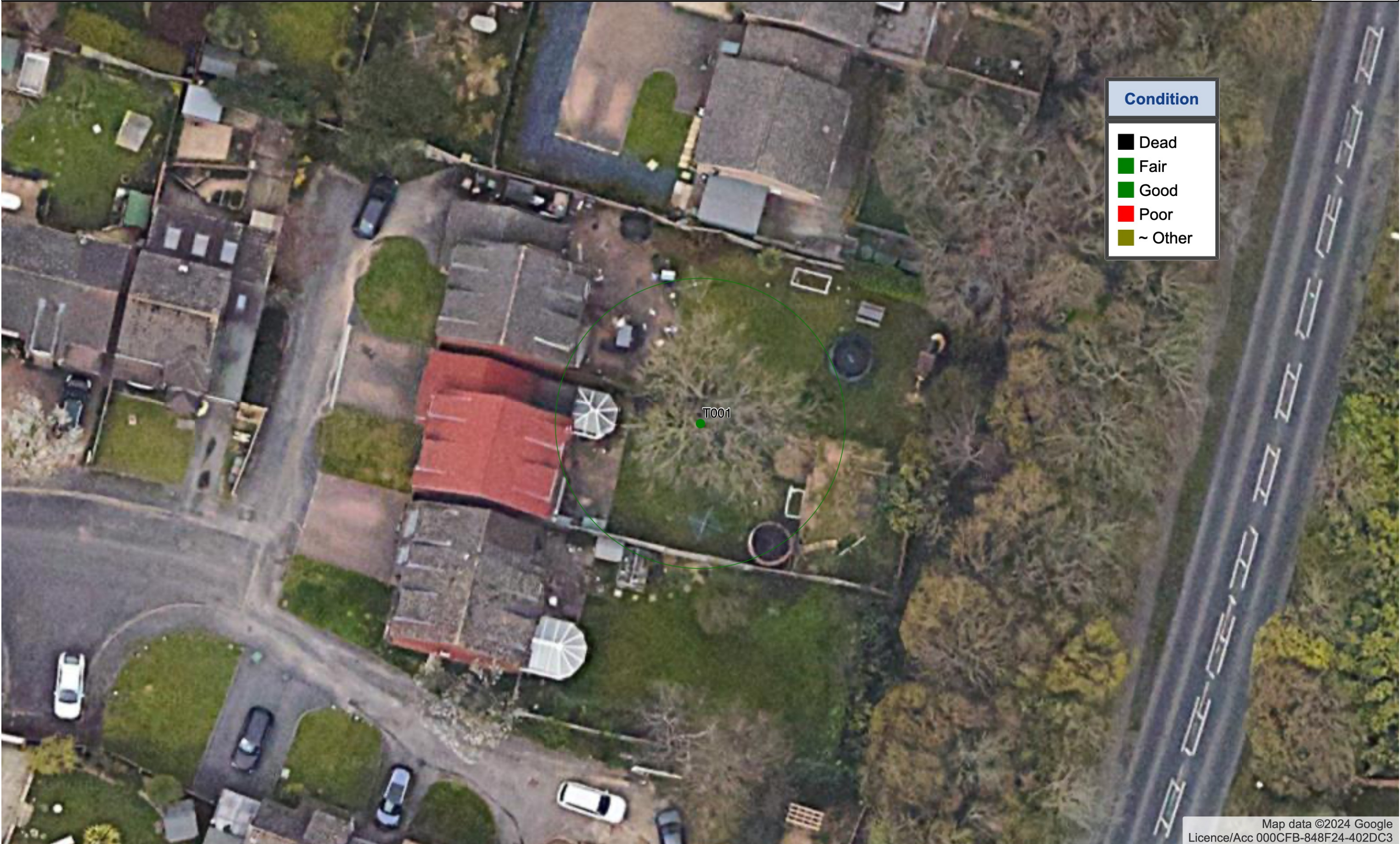
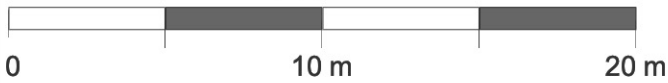
Schedule on following pages

Tree Survey Report

Ref.	Species	Measurements	Survey Notes	Condition	Threat Category	Inspect Period	Recommendations
T001	Common ash (<i>Fraxinus excelsior</i>)	Height (m): 15 Crown Radius (m): 10 DBH (cm): 64 Life Stage: Mature Life Exp.: 20+ Years	Stem/limb decay. - three historic Wounds on stem one below bifurcation at 7m on South Side of stem occluding with exposed decay pocket, additional two on either stems 1.5m above Fork union to the west both occluding with exposed decay pockets. Over extended lateral limbs with end weight Dead wood - major deadwood present in crown	Good Physiological condition, fair/good Structural	3: Slight	3 Years	Control Measures 1: Selectively Reduce large lateral limbs by 2m to suitable secondary growth points, raise crown around the stem to 3m by Selectively reducing lower limbs, remove all major deadwood greater than 25mm in diameter Timescale: 14-Nov-2024 (6 Months) Long term Recommendations: Continue to survey every 3 years to monitor three decay cavities Timescale: 2027 (3 Years)

II. Tree Location Plan

Plans on next pages



III. Photographic Images

Photographs on next pages



Image of location of tree



Image of garden materials being stored in the root zone.



View of the crown to the west near the conservatory and rear of the two dwellings



Low crown over children's play area and lawn



Image of first decay cavity at point of bifurcation and additional cavity further up the southern stem



A closer image of the first decay cavity on the southern stem, showing the decay pocket.



Closer image of second cavity on the southern stem, showing the exposed heartwood and the including wood forming around it



Historic wound on the top of large lateral limb to the northwest