



Ecology
Arboriculture
GIS and Mapping
Landscape Architecture

Tree Condition Survey Report (VTA)

Site: Wykebeck Court Care Home, 543 York Road, Leeds,
LS9 6NH

Client: Bupa



Document Control Sheet

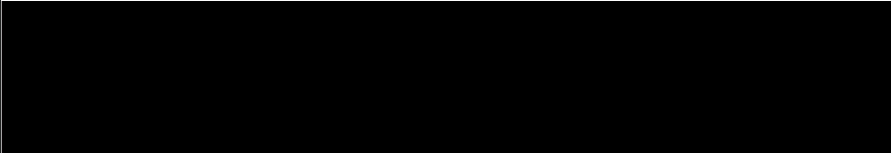
<i>Title</i>	Tree Report: Tree Condition Report (VTA)			
<i>Client</i>	Bupa			
<i>Site Name</i>	Wykebeck Court Care Home			
<i>GC Document Reference</i>	J220786			
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<i>Issue Status</i>	Issue	Date	Status	Revision
	1	18/08/2023	Final	-
<i>Disclaimer</i>	<p><i>The recommendations contained in this report represent Ground Control's professional opinions, in exercising the duty of care required of a suitably experienced and qualified Arboricultural Surveyor/ Arboricultural Consultant.</i></p> <p><i>All data recorded and recommendations made are based on observable factors present at the time of inspection. Inspections consist of a ground based visual inspection only. Where access to conduct a full inspection is not possible due to reasons such as vegetation, topography, fencing or other situations that the surveyor feels are unsafe, the Arboriculturist will make appropriate notes within the survey schedule.</i></p> <p><i>As dynamic living organisms, trees can change over time. Therefore, the observations and recommendations provided in this report should be considered valid for a maximum period of 12 months, unless specified otherwise by the Arboriculturist. Additionally, it is advisable to inspect trees after a significant, strong wind event to ensure their continued health and safety.</i></p> <p><i>The report has been prepared by Ground Control Ltd for the sole and exclusive use of the client and for the specific purpose for which Ground Control has been commissioned.</i></p> <p><i>Ground Control accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.</i></p> <p><i>Use of the Report by any other person is unauthorised and such use is at the sole risk of the user.</i></p>			

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1.0 Executive Summary

- 1.1 The tree survey was undertaken on the 9th August 2023 by Morgan Davies, Ground Control’s Arboricultural Surveyor at Wykebeck Court Care Home, 543 York Road, Leeds, LS9 6NH; hereafter referred to as the ‘site’.
- 1.2 A summary of the tree work actions required from this survey alongside a summary of the site’s tree stock species composition is included below. Detailed information of required tree works for this site can be found within section 4.0 of this report.

Inspection Records:		41
Action Records:		12
Action Priorities <small>The table provides a collated summary of the recommended tree work actions in relation to the 'Action Priority' timeframes.</small>	IMMEDIATE/ URGENT	0
	Within 1 month	0
	Within 1 - 3 months	11
	Within 3 - 6 months	0
	Within 6 - 12 months	0
	Within 12 - 18 months	0

Table 1 – Tree Works Actions Summary Table

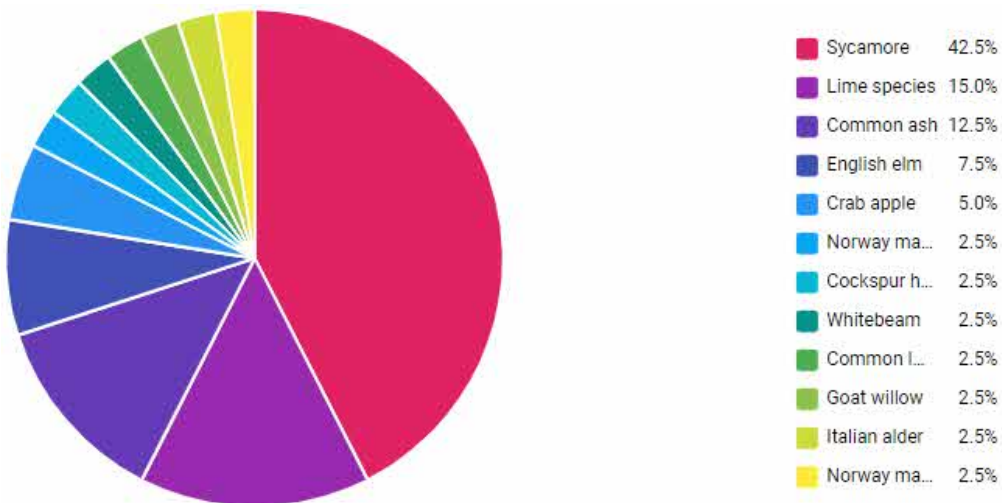


Diagram 1 – Species Composition Across the Site

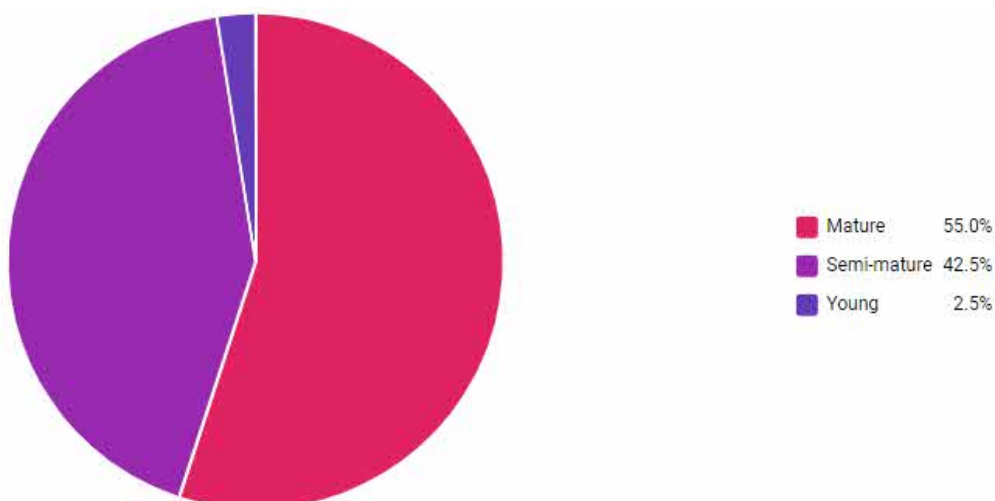


Diagram 2 – Tree Age Class Across the Site

2.0 Introduction

- 2.1 Ground Control Ltd were instructed by Bupa to undertake a Visual Tree Assessment (VTA) of all trees within the boundaries of the site.
- 2.2 The owner of land on which a tree or trees stand has a legal duty of care under the Occupiers' Liability Act 1957 and generally under the Health and Safety at Work Act 1974, to ensure people using the site (whether invited or not) are not exposed to tree related hazards that may present a risk to their health and safety or their property. This duty requires tree owners to take reasonably practicable steps to avoid foreseeable risk, including inspections of trees and the implementation of works where deemed necessary.
- 2.3 The purpose of this report is to assess the current condition of trees and significant vegetation within the site and to make recommendations for works based upon the risks of causing harm or damage to persons, property or equipment located at the site address.

3.0 Tree Survey & Methodology

3.1 This tree survey was undertaken on the 9th August 2023 Morgan Davies Dip Arb, TechArborA, Arboricultural Surveyor for Ground Control.

3.2 The trees have been assessed from ground level only using the Visual Tree Assessment methodology and assessed with regards to:

Structural Condition

Current H&S Implications

Recommendations for Remedial Works

Priority for Works & Indicative Cost Implications

3.3 A total of 41 records including 40 tree(s) and 1 group(s) have been inspected. The detail of these inspections can be found within the tree survey schedules in Appendix A and their locations shown on the tree survey plans enclosed within Appendix B.

3.4 Tree data inventory records species, height banding, stem diameter banding, age class, condition, structural defects, and recommendations for remedial work. Where possible the number of trees and species found within groups and woodland areas have been recorded. Approximate numbers have been used where access was not possible.

3.5 Trees with a stem diameter over 300mm and located within 'High' and 'Medium' risk zones have been tagged as part of this survey to aid identification for site staff.

3.6 Recommendations for remedial work are set out within the following Action Priority Class categorisation & time limits (Table 2).

Work Action Priority Class Categorisation		
Work Priority	Time Limits (As detailed on survey schedule)	Details
URGENT	IMMEDIATE	Separate to this report all urgent work (immediate) has been phoned / emailed through immediately to the client
HIGH	Within 3 Months	Covers trees within target distance of High- Risk Zone likely to cause injury, death, or substantial damage.
MEDIUM	Within 6 Months	Covers trees within target distance of High-Risk Zone likely to cause an inconvenience such as pruning to clear buildings or phone lines. Covers trees within target distance of Medium Risk Zone likely to cause injury or damage.
LOW	Within 12 Months	Covers trees within target distance of High or Medium Risk Zones with regards to tree works that are necessary to be programmed to promote the future health and well-being of tree stock, such as re-reductions whereby higher categories are not necessary.

Table 2 – Work Action Priority Class Classifications

3.7 The location of trees have been categorised as High (Red), Medium (Orange) or Low (Green). This is determined by accessibility to the general public and frequency of use. If the client has not provided risk zone maps specific to each site, then categorisation is based solely on the Arboricultural Surveyor's discretion from observations gained during the site visit only. Guidelines for this subject come from Common Sense Risk Management of Trees - National Tree Safety Group (NTSG). Due consideration has been given to the principles set out below:

Public impact - Numbers of public using site.

Site usage - Location of roads, footpaths, buildings

Business Risk - Risk of damage to property

Site Risk Zone Classifications	
HIGH	Adjacent property including gardens, parks or schools, public roads and footpaths, car parks. Buildings, infrastructure, or plant. Any internal access roads or footpaths leading to buildings or infrastructure used on a regular basis.
MEDIUM	Internal access roads and footpaths used on a limited basis, open grassland.
LOW	Woodlands with limited access or fenced inaccessible areas with no surrounding targets.

Table 3 – Site Risk Zone Definitions

- 3.8 It is recommended that upon receipt of this report the client reviews the survey schedule and mapping to check that the survey area, risk zones/ hazard classes noted by the Arboricultural Surveyors are in line with clients' own views of that site. Ground Control cannot be held liable for any incorrect categorisation of risk/hazard zones or extent of the survey area.

4.0 Conclusions and Recommendations

Recommended Tree Works:

- 4.1 A total of 41 survey inspections were recorded from which a total of 12 tree work actions have been recommended. A summary of the tree work actions recommended for the site are set out in Appendix C with photographic records in Appendix D, where appropriate.
- 4.2 All tree works specified within this report should be conducted in accordance with BS 3998:2010 by suitably skilled, experienced, and qualified operatives that are Arboricultural Association Approved Contractors.
- 4.3 Prior to the completion of any tree works the contractors should check for statutory tree protection and obtain the necessary permissions where required. This should include but not be limited to Tree Preservation Orders, Conservation Areas, and any requirements for Forestry Commission Felling Licenses where relevant.
- 4.4 Any works to third party trees will require written consent from the tree owner except those branches that apply to common law and overhanging branches without access into tree.
- 4.5 It is recommended that tree works are undertaken outside of the bird nesting season (March to September inclusive). Where works are undertaken during this period appropriate checks should be made prior to commencement by a suitably trained and competent individual.

Recommended Re-Survey:

- 4.6 Due to the intensity of site usage, it is recommended that trees are inspected annually, or after a significant, strong wind event or as per surveyor recommendation regarding specific trees.

Appendix A – Tree Survey Schedule



Tree Survey Schedule

Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiologic Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
1		Norway maple 'Crimson King'	Acer platanoides 'Crimson King'	0-5m	50	Young	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath	High	Good	Client
2		Italian alder	Alnus cordata	5-10m	100	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath, Road	High	Good	Client
3		Goat willow	Salix caprea	0-5m	50	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath, Road	High	Good	Client
4		Cockspur hawthorn	Crataegus crus-galli	0-5m	50	Semi-mature	Fair	Good		None Significant	None Significant	Major Dead Wood Over 50mm Diameter	None Observed	Footpath, Road	High	Good	Client
5		Crab apple	Malus sylvestris	0-5m	50	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath, Road	High	Good	Client
6		Crab apple	Malus sylvestris	0-5m	50	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath, Road	High	Good	Client
7		Lime species	Tilia sp.	0-5m	100	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath, Road	High	Good	Client
8		Sycamore	Acer pseudoplatanus	0-5m	50	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath, Road	High	Good	Client
9		Sycamore	Acer pseudoplatanus	5-10m	290	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Building, Footpath, Road	High	Good	Client
10	981	Sycamore	Acer pseudoplatanus	11-15m	450	Mature	Fair	Good		None Significant	None Significant	None Significant	None Observed	Building, Footpath	High	Good	Client
11	1815	Common ash	Fraxinus excelsior	11-15m	450	Mature	Fair	Good		None Significant	None Significant	Major Dead Wood Over 50mm Diameter	None Observed	Building, Footpath	High	Good	Client
12	1835	Sycamore	Acer pseudoplatanus	11-15m	500	Mature	Good	Good		None Significant	None Significant	Major Dead Wood Over 50mm Diameter	None Observed	Footpath	High	Good	Client
13	993	Lime species	Tilia sp.	11-15m	450	Mature	Good	Good		None Significant	None Significant	Major Dead Wood Over 50mm Diameter	None Observed	Footpath	High	Good	Client
14	1862	Common ash	Fraxinus excelsior	11-15m	550	Mature	Fair	Good		None Significant	Bark Wounding/Damage, Significant Buttressing	Major Dead Wood Over 50mm Diameter	None Observed	Building, Footpath	High	Good	Client
15	1852	Common ash	Fraxinus excelsior	5-10m	640	Mature	Poor	Fair	Cerioporus squamosus fruiting bodies noted on main stem.	None Significant	Bark Wounding/Damage	None Significant	Fungus - Other	Building, Footpath	High	Good	Client
16	1888	Lime species	Tilia sp.	11-15m	750	Mature	Good	Good		None Significant	Ivy Covered Stem	Broken/Hanging Branches	None Observed	Footpath	High	Good	Client
17		Whitebeam	Sorbus aria	0-5m	100	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Building, Footpath	High	Good	Client
18	1827	Sycamore	Acer pseudoplatanus	11-15m	450	Mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath	High	Good	Client
19	1864	Common lime	Tilia x europea	11-15m	600	Mature	Good	Good	Decay to rear of stem, reaction wood present.	None Significant	Decay Column	Broken/Hanging Branches, Major Dead Wood Over 50mm Diameter	None Observed	Footpath	High	Good	Client

Tree Survey Schedule

Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiologic Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
20	1860	Sycamore	Acer pseudoplatanus	11-15m	400	Mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath	High	Good	Client
21	1831	Sycamore	Acer pseudoplatanus	11-15m	350	Mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath	High	Good	Client
22		Sycamore	Acer pseudoplatanus	11-15m	250	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath	High	Good	Client
23		Sycamore	Acer pseudoplatanus	11-15m	250	Mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath	High	Good	Client
24		Sycamore	Acer pseudoplatanus	5-10m	100	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath	High	Good	Client
25	1858	Sycamore	Acer pseudoplatanus	11-15m	350	Mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath	High	Good	Client
26		Sycamore	Acer pseudoplatanus	5-10m	100	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath	High	Good	Client
27		English elm	Ulmus procera	5-10m	100	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath	High	Good	Client
28		Sycamore	Acer pseudoplatanus	11-15m	280	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Footpath	High	Good	Client
29	1830	Lime species	Tilia sp.	11-15m	650	Mature	Good	Good		None Significant	None Significant	Major Dead Wood Over 50mm Diameter	None Observed	Building, Car park, Footpath	High	Good	Client
30	1869	Sycamore	Acer pseudoplatanus	11-15m	440	Mature	Fair	Good		None Significant	None Significant	Major Dead Wood Over 50mm Diameter	None Observed	Building, Car park, Footpath	High	Good	Client
31		English elm	Ulmus procera	0-5m	100	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Building, Car park, Footpath	High	Good	Client
32	1844	Sycamore	Acer pseudoplatanus	5-10m	450	Mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Car park, Footpath	High	Good	Client
33		Norway maple	Acer platanoides	5-10m	250	Semi-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Car park, Footpath	High	Good	Client
34	920	Sycamore	Acer pseudoplatanus	5-10m	350	Mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Car park, Footpath	High	Good	Client
35	635	Common ash	Fraxinus excelsior	5-10m	800	Mature	Poor	Good	Tree reduced to standing stem at 4m above ground level.	None Significant	None Significant	Previously Pollarded	None Observed	Car park, Footpath	High	Good	Client
36		English elm	Ulmus procera	5-10m	280	Semi-mature	Fair	Good		None Significant	None Significant	Minor Dead Wood Under 50mm Diameter, Previously Reduced	None Observed	Car park, Footpath	High	Good	Client
37	1838	Sycamore	Acer pseudoplatanus	5-10m	400	Mature	Good	Good		None Significant	None Significant	Major Dead Wood Over 50mm Diameter	None Observed	Car park, Footpath	High	Good	Client
38	1874	Lime species	Tilia sp.	11-15m	500	Mature	Good	Good		None Significant	None Significant	Major Dead Wood Over 50mm Diameter	None Observed	Building, Car park, Footpath	High	Good	Client

Tree Survey Schedule

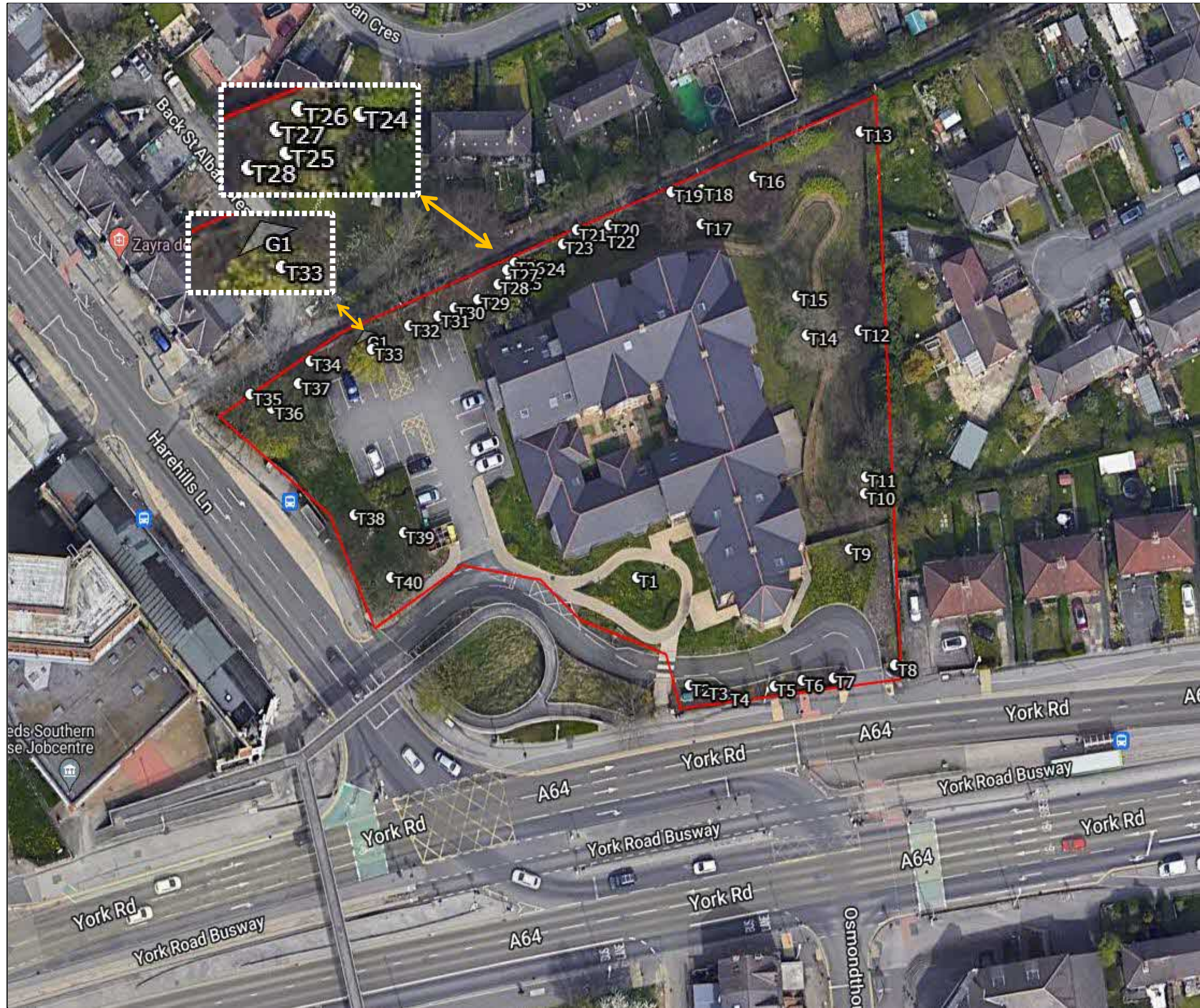
Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiologic Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
39	1814	Lime species	Tilia sp.	11-15m	400	Mature	Good	Good		None Significant	None Significant	Major Dead Wood Over 50mm Diameter	None Observed	Building, Car park, Footpath	High	Good	Client
40	636	Common ash	Fraxinus excelsior	11-15m	570	Mature	Fair	Good		None Significant	Cavity at Base	Major Dead Wood Over 50mm Diameter	None Observed	Building, Car park, Footpath	High	Good	Client

Tree Group Survey Schedule

Group ID	Tag No	Common Name	Scientific Name	Number of Trees	Tree Height (bands)	Stem Diameter (bands)	Life Stage	Physiologic Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
1		Sycamore	Acer pseudoplatanus	3	5-10m	0-150mm	Semi-mature	Good	Good	One of the sycamore has bark and cambial damage, cause unknown, not significant at this time.	None Significant	Bark Wounding/Damage	None Significant	None Observed	Car park, Footpath	High	Good	Client

Appendix B – Tree Survey Plans





LEGEND

— Site Boundary



Ground Control Ltd., Kingfisher House, Radford Way, Billericay, Essex, CM12 0EQ
 T: 01277650 697 E: info@ground-control.co.uk www.ground-control.co.uk

Client

Bupa

Project (Address)

Wykebeck Court Care Home, 543 York Road, Leeds, LS9 6NH

Figure No.

Site Layout Plan

GC Project ID

J220786

Issue Date

18/08/2023

- Notes:
- © This drawing is the copyright of Ground Control Ltd and cannot be reproduced in any form without express consent of the company.
 - Tree positions are approximate only and based upon mobile GPS and/or site features.
 - Do not scale off this drawing. All written dimensions are to be checked on site prior to commencing works.
 - All discrepancies, errors or omissions are to be reported for clarification before proceeding.

Appendix C – Tree Work Recommendations



Tree / Group ID	Common Name	Work Task	Work Priority	Description	Tag No
4	Cockspur hawthorn	Remove Dead Wood	Within 1 - 3 Months		
10	Sycamore	Sever and Remove Ivy to 1.5m Above Ground Level	Within 1 - 3 Months		981
11	Common ash	Remove Dead Wood	Within 1 - 3 Months		1815
14	Common ash	Remove Dead Wood	Within 1 - 3 Months		1862
15	Common ash	Fell, Leaving Stump Just Above Ground Level	Within 1 - 3 Months		1852
16	Lime species	Sever and Remove Ivy to 1.5m Above Ground Level	Within 1 - 3 Months	Remove broken hanging branch in canopy.	1888
19	Common lime	Remove Dead Wood	Within 1 - 3 Months	Remove broken hanging branches.	1864
29	Lime species	Remove Dead Wood	Within 1 - 3 Months		1830
37	Sycamore	Remove Dead Wood	Within 1 - 3 Months		1838
38	Lime species	Remove Dead Wood	Within 1 - 3 Months		1874
39	Lime species	Remove Dead Wood	Within 1 - 3 Months		1814
40	Common ash	Remove Dead Wood	Within 1 - 3 Months	Remove limb with inonotus hispidus bracket on back to main stem.	636

Appendix D – Photographs



Common ash Tree ID #15

18 Saint Alban View

Tree Details

Common Name:	Common ash
Scientific Name:	Fraxinus excelsior
Genus:	Fraxinus
Tree Height [m]:	
Number of Stems:	
Stem Diameter [mm]:	640
(N) Branch Spread [m]:	
(E) Branch Spread [m]:	
(S) Branch Spread [m]:	
(W) Branch Spread [m]:	
Height of First Significant Branch [m]:	
Height of Canopy Above Ground Level [m]:	
Physiological Condition:	Poor
Structural Condition:	Fair
Quality Category:	
Quality Sub-Category:	
Status:	Alive
Comments:	Tree has been reduced to a standing stem, 6m above ground level.
Recommendations:	

Tree Location

Address:	18 Saint Alban View
City:	
Land Use:	
Longitude:	-1.497817
Latitude:	53.802173

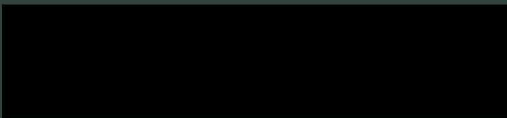
[Photos](#) [Street View](#) [Map View](#)





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