

Arboricultural Consultancy for Lloyds Bank

Note: This report is intended for use between the client, Environmental Services and any parties detailed within the report. It is based on the understanding at the time of visiting the property that Engineers are satisfied that damage is attributable to clay shrinkage subsidence exacerbated by vegetation.

1. Case Details

Insured	[REDACTED]	Address	Hilldene, Norwich Road, Scole, IP21 4DY		
Client	Subsidence Management Services	Contact	[REDACTED]	Claim No.	[REDACTED]
ES Ref	[REDACTED]	Consultant	[REDACTED]	Contact No.	[REDACTED]
Report Date	16/10/2023				

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

2. Property and Damage Description

The insured structure is a 2 storey detached house. It has been extended with a single-storey extension to the rear. The property occupies a level site with no adverse topographical features.

Damage relates to the left-hand flank of the insured dwelling. Please refer to the engineers report for a full description of the claim history and damage.

3. Technical Reports

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

Monitoring

4. Action Plan

Mitigation	
Insured involved?	Yes
Local Authority involved?	No
Other third party Mitigation involved?	Yes
Recovery	
Is there a potential recovery action?	No

Treeworks	
Local Authority	South Norfolk District Council
TPO / Conservation Area / Planning Protection Searches	Awaiting Searches from LA
Additional Comments	
Awaiting Further Instructions.	

5. Technical Synopsis

This report is based upon our understanding at the time of visiting the property that Subsidence Management Services have concluded, on a preliminary basis, that the current damage is due to differential foundation movement exacerbated by moisture abstraction from vegetation growing proximate to the property's foundations.

The role of vegetation is supported by the results of level monitoring.

Where vegetation is involved it produces a characteristic 'seasonal' pattern of foundation movement (subsidence through the summer, recovery through the winter); no other cause produces a similar pattern; if it is occurring soil drying by vegetation must be involved

The results of the available monitoring have confirmed a pattern of movement consistent with the known influence of vegetation.

We have therefore been instructed to assess the potential for vegetation to be influencing soil moisture levels beneath the foundations of the property and, if deemed appropriate provide management proposals which will return long-term stability and allow effective repairs to be undertaken.

The potential drying influence of the vegetation on site, has been considered based on an assessment of overall size, species profile and the proximity of vegetation relative to the advised area of damage.

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Based on our observations on site, it is our opinion that the footings of the subject property are within the normally accepted influencing distance of vegetation on site, thereby indicating the potential for the advised damage to be the result of clay shrinkage subsidence exacerbated by the moisture abstracting influence of vegetation.

With due regards to species profile, size and proximity, T4 (Plum) is considered the dominant feature proximate to the focal area(s) of movement and accordingly, where vegetation is confirmed as being causal, we have identified it as the primary cause of the current subsidence damage.

T5 (Cupressus family) and TG1 (Prunus) are also considered to retain a contributory influence, albeit in a secondary capacity when compared to the above.

The size and proximity of the above vegetation is consistent with the advised location(s) of damage and it is our opinion, on balance of probability, that roots from the above vegetation will be in proximity to the footings of the insured property.

Note: additional minor vegetation has been noted on site and, depending on trial-pit location may be identified within future site investigations; however, unless specifically identified within this report, these plants are not deemed material to the current claim nor pose a significant future risk.

Given the above and considering the suspected mechanism of movement, in order to mitigate the current damage thereby allowing soils beneath the property to recover to a position such that an effective engineering repair solution can be implemented, we recommend a program of vegetation management as detailed by this report.

Please refer to Section 6 for management prescriptions.

Preliminary recommendations contained within this report are prescribed on the basis that site investigations confirm vegetation to be causal; management advice is designed to offer the most reliable arboricultural solution likely to restore long-term stability and also facilitate liaison with third-party owners and/or Local Authorities where necessary.

Consequently, we have advocated the complete removal of T4 (Plum), T5 (Cupressus family) and TG1 (Prunus) as it will offer the most certain arboricultural solution likely to restore long-term stability.

We recommend the role of vegetation and the efficacy of management recommendations be qualified by means of monitoring.

Please note that the footing of the insured property fall within the anticipated rooting distance of additional vegetation which we believe presents a foreseeable risk of future damage and accordingly we have made recommendations in respect of this.

We consider the impact on the wider public amenity from the proposed tree works is mitigated by the presence of further trees and the scope for replacement planting.

Whilst replacement planting is considered appropriate, due consideration must be given to the ultimate size of the replacement and future management requirements. Species selection should be appropriate for the chosen site and consideration must be given to the ultimate size of the replacement species and any future management requirements.

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?	Yes
Would DNA profiling be of assistance in this case?	No

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6.0 Recommendations

6.1 Current Claim Requirements

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
T4	Plum	1	6.4	1.7	C - Insured	Remove	Remove close to ground level; do not treat stump due to translocation risk. Where such a risk exists, we advise that any emergent regrowth is removed annually.
T5	Cupressus family	1	6.7	5.3	C - Insured	Remove	Remove close to ground level.
TG1	Prunus	1	3	4.0	C - Insured	Remove	Remove close to ground level and treat stumps to inhibit regrowth.

Age Cat: 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property

* Estimated

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6.2 Future Risk Recommendations

These recommendations may be subject to review following additional site investigations.

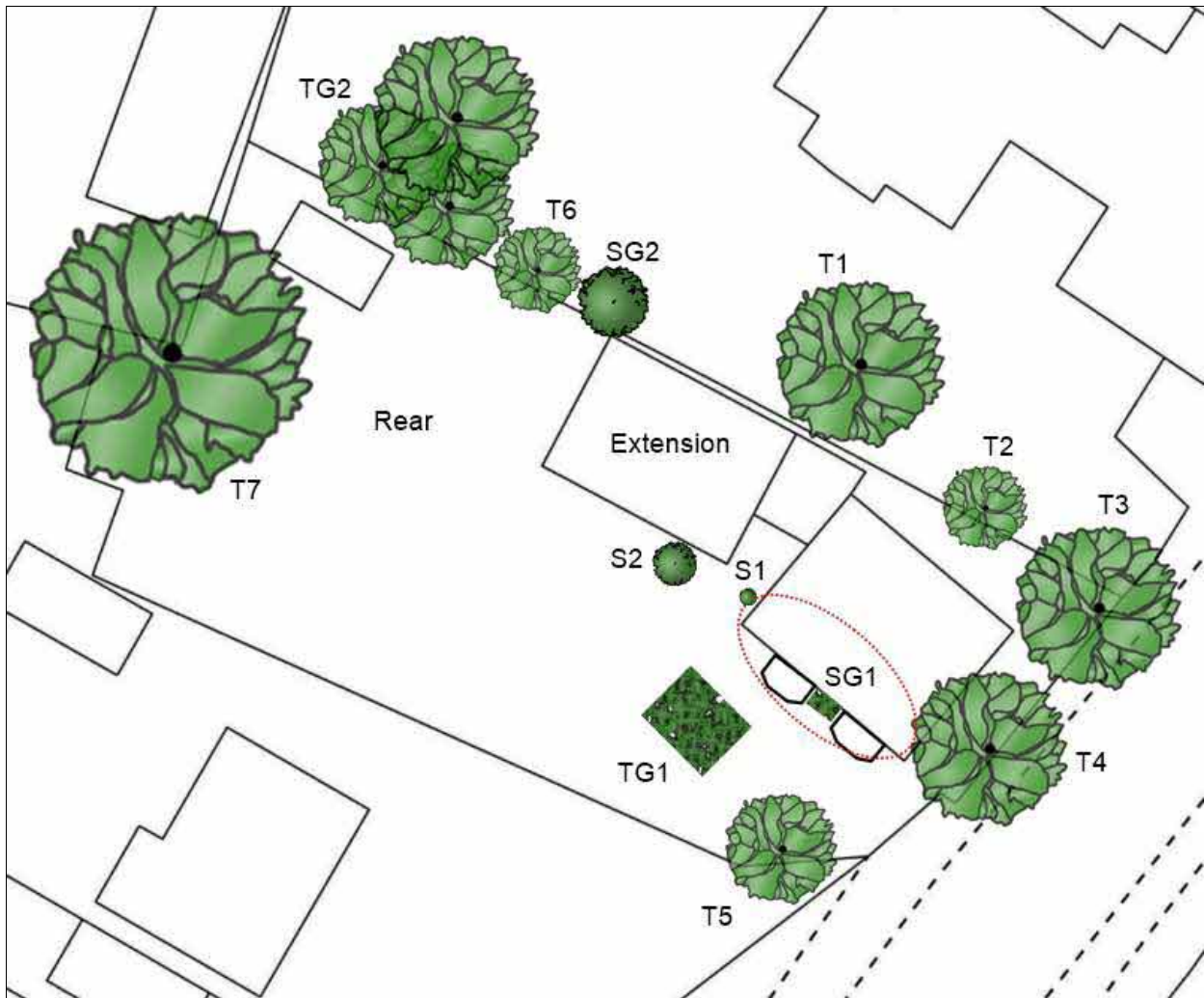
Tree No.	Species	Age Cat	Approx. Height (m)	Distance to Building (m) *	Ownership	Action	Requirement
S1	Cotoneaster	1	1	0.1	C - Insured	Action to avoid future risk	Maintain at broadly current dimensions by way of regular pruning.
S2	Buddleia	1	1.7	0.7	C - Insured	Action to avoid future risk	Recently reduced.; maintain at broadly current dimensions by way of regular pruning.
SG1	Mixed species shrubs	1	1.6	0.1	C - Insured	Action to avoid future risk	Subject to regular management; maintain at current dimensions by way of regular pruning.
SG2	Viburnum	1	2.5	1	A - Third Party	Action to avoid future risk	Maintain at broadly current dimensions by way of regular pruning.
T1	Mulberry	1	7	5	A - Third Party	Action to avoid future risk	Maintain at , or below current dimensions by way of regular pruning.
T2	Hazel (Contorted)	1	4.5	2.2	A - Third Party	Action to avoid future risk	Maintain at , or below current dimensions by way of regular pruning.
T3	Plum (Purple leafed)	1	6.5	2.3	C - Insured	Action to avoid future risk	Maintain at , or below current dimensions by way of regular pruning.
T6	Pear	1	4	3.7	A - Third Party	Action to avoid future risk	Maintain at broadly current dimensions by way of regular pruning.
T7	Sycamore	3	14.6	15	C - Insured	Action to avoid future risk	Maintain at broadly current dimensions by way of regular pruning.
TG2	Mixed species group	1	9	9	A - Third Party	Action to avoid future risk	Maintain at broadly current dimensions by way of regular pruning. Cherry, Cherry-laurel and Holly.

Age Cat: 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property

* Estimated

Third party property addresses should be treated as indicative only, should precise detail be required then Environmental Services can undertake Land Registry Searches

7. Site Plan



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

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8. Photographs



T7 - Sycamore



T4 - Plum



T5 - Cupressus family



T4 - Plum

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T3 - Plum (Purple leafed)



T1 - Mulberry



T2 - Hazel (Contorted)



TG2 - Mixed species group

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T6 - Pear



SG2 - Viburnum



S2 - Buddleia



TG1 - Prunus

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T5 - Cupressus family



S1 - Cotoneaster



SG1 - Mixed species shrubs

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Date: 16/10/2023

Property: Hilldene, Norwich Road, Scole, IP21 4DY

9. Tree Works Reserve - Does not include recommendations for future risk.

Insured Property Tree Works	
Third Party Tree Works	£0.00
Provisional Sum	£0.00

- The above prices are based on works being performed as separate operations.
- The above is a reserve estimate only.
- Ownerships are assumed to be correct and as per Section 6.
- A fixed charge is made for Tree Preservation Order/Conservation Area searches unless charged by the Local Authority in which case it is cost plus 25%.
- Should tree works be prevented due to statutory protection then we will automatically proceed to seek consent for the works and Appeal to the Secretary of State if appropriate.
- All prices will be subject to V.A.T., which will be charged at the rate applying when the invoice is raised.
- Trees are removed as near as possible to ground level, stump and associated roots are not removed or included in the price.
- Where chemical application is made to stumps it cannot always be guaranteed that this will prevent future regrowth. Should this occur we would be pleased to provide advice to the insured on the best course of action available to them at that time. Where there is a risk to other trees of the same species due to root fusion, chemical control may not be appropriate.

10. Limitations

This report is an appraisal of vegetation influence on the property and is made on the understanding that that engineers suspect or have confirmed that vegetation is contributing to clay shrinkage subsidence, which is impacting upon the building. Recommendations for remedial tree works and future management are made to meet the primary objective of assisting in the restoration of stability to the property. In achieving this, it should be appreciated that recommendations may in some cases be contrary to best Arboricultural practice for tree pruning/management and is a necessary compromise between competing objectives.

Following tree surgery we recommended that the building be monitored to establish the effectiveness of the works in restoring stability.

The influence of trees on soils and building is dynamic and vegetation in close proximity to vulnerable structure should be inspected annually.

The statutory tree protection status as notified by the Local Authority was correct at the time of reporting. It should be noted however that this may be subject to change and we therefore advise that further checks with the Local Authority MUST be carried out prior to implementation of any tree works. Failure to do so can result in fines in excess of £20,000.

Our flagging of a possible recovery action is based on a broad approach that assume all third parties with vegetation contributing to the current claim have the potential for a recovery action (including domestic third parties). This way opportunities do not “fall through the net”; it is understood that domestic third parties with no prior knowledge may be difficult to recover against but that decision will be fully determined by the client.

A legal Duty of Care requires that all works specified in this report should be performed by qualified, arboricultural contractors who have been competency tested to determine their suitability for such works in line with Health & Safety Executive Guidelines. Additionally all works should be carried out according to British Standard 3998:2010 “Tree Work. Recommendations”.