



Services Ltd

TREE INSPECTION
&
ARBORICULTURAL REPORT

Relating to

Pegasus Court
Hartford Court
Hartley Wintney
Hook
Hampshire
RG27 8PQ



APPENDICES

APPENDIX 1

Tree Inspection Schedule with recommended works

APPENDIX 2

Tree Inspection Plans (not to scale)

APPENDIX 3

Firstport Retirement Property Services Instruction Letter

Produced for:

Pegasus Court Care of Firstport Retirement Property Services
Mrs Sarah Godwin
Pegasus Court
Harford Court
Hartley Wintney
Hook
Hampshire
RG27 8PQ

Prepared by:

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Reviewed by:
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Monday 08th January 2024

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1.0 INTRODUCTION

- 1.1 Brief. We have been instructed by Mrs Sarah Godwin as the House Manager on behalf of Firstport Retirement Property Services Tree Inspection of all the trees on site in accordance with the specification set out in our letter, appendix 3. The Tree Inspection was carried out for Health & Safety purposes and in order to make recommendations for appropriate tree work.
- 1.2 The purpose of this Report is to ensure that the owners of the site have taken reasonable steps to prevent injury to residents/staff/visitors or damage to property by the subject trees. The Owners' & Occupiers' Liability Acts 1957 and 1984 state the person responsible for trees has a 'Duty of Care' to carry out regular tree inspections in order that sufficient care is taken to avoid foreseeable harm or damage by the trees under the individual's control.

2.0 TREE INSPECTION METHOD

- 2.1 The trees within the specified areas which could cause injury or damage to people or property due to structural instability were inspected on Monday 08th January and the weather conditions were Cold, windy with fair visibility. Each tree has been assessed from ground level in line with Visual Tree Assessment guidance (VTA). A nylon sounding mallet was used when decay was suspected combined with a metal probe to aid diagnosis.
- 2.2 The height, stem diameter and crown spread of the trees were estimated as the accuracy of these measurements is generally not critical to the decision-making process when recommending necessary tree works.
- 2.3 Trees that require assessing in accordance with the instruction have been tagged with tree tags (680 – 690b) and marked on a Tree Inspection Plan. All tree tags are attached to the trees at approx. 1.5m from ground level and are facing the main building. Details of the tree works are provided in the Tree Inspection Schedule with recommended tree works.
- 2.4 Each tree is given a Zone classification as High, Moderate or Low based on its location and the likelihood and consequence of any potential damage. This should be used as guidance in the prioritisation of any works.

3.0 LEGAL STATUS

- 3.1 Prior to any tree work being undertaken, your contractor should verify whether there are any Tree Preservation orders, Conservation Area status or Planning Restrictions affecting the works. Should any or all of these be the case, formal Local Authority Planning Consent should be obtained in writing unless the works are deemed to be of an exempt nature where a separate notice may apply. For further information please visit <https://www.treeline.co.uk/legislation>

4.0 GENERAL SITE DESCRIPTION

- 4.1 The site in question is situated within the administrative jurisdiction of Hart District Council. <https://www.hart.gov.uk/>

5.0 TREE APPRAISAL

All trees on site within the scope of our instruction have been indicated on the Tree Survey Schedule with recommended tree works as Appendix 1 and the Tree Inspection Plan as Appendix 2.

6.0 RECOMMENDATIONS

- 6.1 As shown on Appendix 1, there are no trees considered (Category U) under the British Standards Grade column, therefore, No urgent works are considered necessary at this time. However, The Maple T688 has been recommended for felling to near ground level due to the heavily decayed main stem and the hollow acoustic test which denotes the main stem to have a cavity within the stem, The Upper crown has regenerated with growth measuring approx 5 -6m on very decayed timber. Removal of this tree is the only conclusive way to remove the risk. The Oak T690 has been recommended for a crown reduction to limit the leaf debris and promote new growth and vitality, Also by reducing the crown will allow more light and space between the crown and the site building and reduce risk of damage to the structure in inclement weathers. The remainder of the work specified is considered good management and should be programmed in within the timeframes set out in the schedule.
- 6.2 It is recommended that the work is undertaken by an Arboricultural Association Approved Contractor. All works should conform to British Standards (BS) 3998:2010 Recommendations for Tree Work and to current Arboricultural best practice.
- 6.3 Recommended inspection re-visits from a Health & Safety perspective are shown in Appendix 1, the inspection frequency is set in accordance with the instruction letter appendix 3, as every two years unless we feel it necessary to revisit more frequently.
- 6.4 The Wildlife & Countryside Act 1981 (as amended by The Countryside & Rights of Way Act 2000) and The Habitat Regulations 1994 place a legal obligation on the owners and Arboricultural Contractors working on their behalf to protect wildlife species and their habitats. In particular, care should be taken to avoid disturbing all wild birds, bats and badgers (including nests, roosting sites, and setts). This normally dictates that pruning and felling should not be carried out during bird nesting season (from March to October) unless safety is an issue. This may have a significant impact on the timing and methodology of the tree works and the client will be made aware of this.

7.0 THIRD PARTY TREES

- 7.1 In the event that work is recommended to a third party owned tree (off site), the persons requiring the work to be carried out has a legal responsibility to offer the arising's from any cutting operations back to the owner prior to any works being carried out, the above applies to cutting back third party trees working from within your own property. If access is required onto third party land to carry out work over your own property or pruning is required beyond the boundary then written permission for access and working on third party trees would be required from the owner prior to any work being carried out.

8.0 CONCLUSIONS

- 8.1 The agreed areas have been Inspected and recommendations have been made for appropriate works. These works should be carried out in full in accordance with the given timeframes. It is advised that this Inspection should be reviewed at intervals of two years.

9.0 LIMITATION

9.1 The assessments are based on professional experience and expert observation at the time of the inspection. No liability can be assumed to rest with Treeline Services limited should site conditions or features alter after our inspection.

9.2 Validity Period:

The conclusions and recommendations in this report are valid for a period of one year from the date of survey. Trees are living organisms subject to change: this validity period may be reduced should changes in condition occur to the subject(s) of the report or surrounding area. All recommendations are given in the context of the site's current usage; any change would dictate a re-inspection.

10.0 GLOSSARY

10.1 Definitions: In the context of tree management services, the following meanings apply:

Survey: A general assessment of trees from ground level as specified by the instructing party and plotting of trees individually or in groups on a Tree Schedule and recording of observations on a tabulated schedule (Appendix. 1). Trees are surveyed and assessed only from land in the clients ownership, management or public land, access from neighbouring private land is not sought other than by special arrangement with the instructing party.

Inspection: A detailed examination of a tree or trees to determine the state of their health or mechanical integrity or both as might be specified by the instructing party, or to determine the cause of an effect such as damage to a structure in relation to a tree or trees. Trees will be surveyed, assessed and inspected only from land in the client's ownership or public land, access from neighbouring private land will not be sought other than by special arrangement with the instructing party.

Target: A target is anything of value (persons or property), which could be harmed in the event of tree failure.

EXPLANATION OF MANAGEMENT PRESCRIPTIONS

Management Prescription	Explanation
Bracing Work Required	Installation of modern, industry standard tree bracing system (e.g., Cobra System) to mitigate risk of union failure. Steel Bracing may also be recommended in certain circumstances.
Coppice	Felling of the main stem(s) (usually of a previously coppiced tree or species that is commonly coppiced) to ground level, promoting regrowth of fresh shoots.
Crown Lift	Removal of the lowest branches or parts of these branches (secondary growth) which extend below a particular height, usually to necessitate access. Removal of branches greater in diameter than one third the diameter of the stem from which they are removed should be avoided.
Crown Reduce	A crown reduction is a very common arboricultural operation performed to reduce the height and/or spread of a tree by selectively cutting back smaller/secondary branches. This can be done to help prevent damage to the tree caused by 'wind-loading', but more commonly is performed when a tree is outgrowing its confines, or for purely cosmetic reasons. Crown reductions are specified as a reduction of a specific meterage both in height & lateral spread. Reductions of greater than 30% of crown volume should be avoided except in exceptional circumstances as this can be detrimental to the health of the tree. The branch removed should not leave a wound diameter greater than 1/3 of the diameter of the parent branch from which it has been cut at the pruning point.
Crown Thin	Crown thinning involves the removal of some of the branches and leaf area of the tree with the intention of creating an even and balanced tree structure. This may include the removal of damaged, crossing, and crowded branches. As with reductions, removal of more than 30% of the leaf area should be avoided and the branch removed should not leave a wound diameter greater than a 1/3 of the diameter of the parent branch from which it has been cut, at the pruning point.
Decay Detection	Decay detection by invasive or non-invasive measures is recommended if it is suspected that the tree is afflicted by decay fungi and may be structurally unsound.

Epicormic Growth Removal	Epicormic growth is the proliferation of young shoots around the stem and branches from adventitious buds present beneath the bark.
Acoustic Test	The trunk is sounded with a non-damaging instrument, such as a broad-headed mallet made of nylon. The tree risk assessor strikes the tree trunk in multiple places and listens for tone variations that may indicate hollows or dead bark.
Fell To Near Ground Level	Complete removal of the tree leaving a stump near to ground level
Fell Tree and Treat Stump	Complete removal of the tree leaving a stump, which is then poisoned to prevent regrowth.
Formative Prune	Formative pruning is an operation usually completed early in the life of a tree to promote good form and reduce the possibility of defects forming in later life.
Hanger Removal	Removal of a partially or completely loose branch which presents a hazard, especially in high wind.
Sever Ivy	Severing ivy at the base of the tree to kill off growth in the canopy. A section of ivy approximately 100cm should be removed to prevent ivy from re-grafting together and continuing to grow. This should be carried out using hand tools only.
Ivy Removal	Complete removal of ivy.
Monolith to Safe Level	Removal of all side branches and treetop leaving a standing trunk at a given height which may then be left to decay and fall apart usually for ecological reasons.
Pollard to Original Points	Pollarding involves cutting back the crown of the tree back to the trunk and allowing new branches to sprout from the cuts and is, strictly speaking, the correct term only when a tree has been previously pollard and there are already pollard points present. Pollarding to original points is to make a new series of cuts at the same position as the cuts of the previous cycle.

Remove Basal Growth	Removal of shoots from around the base of the stem of a tree
Removal of Deadwood	Removal of all or a specified diameter of dead or dying and damaged branches.
Stub Removal	Pruning cuts should be made in accordance with the recommendations in BS3998 2010 – cuts should be made at the appropriate place neither flush cutting, nor leaving stubs.
Stump Removal	Removal of the stump either through excavation by hand, or by grinding out with a mechanical stump grinder.
Undertake Climbing Inspection	A climbing inspection may be deemed necessary to inspect features in the crown which are not sufficiently visible from the ground. A written report of the relevant findings should be produced.

This Report has been prepared for the sole use and benefit of the Client. Any liability of Treeline Services Limited shall not be extended to any third party.

No part of this Report is to be reproduced without authorisation of Treeline Services Limited.

TREE INSPECTION REPORT

QUOTATION NO:

46927

SITE ADDRESS:

Pegasus Court, Hartford Court, Hartley Wintney, Hook, Hampshire RG27 8PQ

DATE & WEATHER CONDITIONS:

Monday 08th January 2024 **Weather:** Cold, windy with fair visibility.

Tree No. on Plan	Species	Age Class	Height (Ms)	Spread (Ms)	Stem Diameter mm	Vigour	Life Expectancy	B.S. grade	Physiological Condition/ Remarks	Recommendations	Informed by Risk Rating		
											Risk Zone	Work Priority	Inspection Frequency
680	Maple	SM	9	3	110	A	40+	B	Good amenity and landscape value tree for site, Planted tree, Crown reduced in past, Minor deadwood present in crown in range of 25mm and smaller, Minor rubbing central branches, No fruiting bodies present at time of inspection, Acoustic test OK.	Crown reduce by 1.5 – 2m to suitable growth points to shape and balance.	2	4	2
681	Mixed Species Group	SM - M	4 - 10	1 – 2	60 - 230	A	20 – 40	B	Good screening group from neighbouring property, Group comprised of Hawthorn, Aucuba Japonica, Euonymus, Bay Laurel and Photinia, Minor deadwood present in crown in range of 25mm and smaller, Low lateral branches overhanging driveway/ access road, No fruiting bodies present at time of inspection, Acoustic test OK.	Cut back lateral branches overhanging access road back to Kerb edge.	1	4	2
681a	Ash	M	13	3	2x 400	L	Less than 10 years	C	Offsite tree located within rear garden of neighbouring property, Deadwood present in upper crown in range of 25mm and greater, Epicormic growth on main stem, Heavily reduced in past, Ash Dieback present in crown, Ivy enveloped main stem to a height of 6m, Inspection not possible due to ivy. Acoustic test not carried out due to location.	Monitor condition for signs of progressive Ash Dieback.	1	3	2

682	Cherry	M	7	2	60 – 90	A	20 – 40	B	Good amenity and landscape value tree for site, Multi stem tree from ground level, Crown reduced in past, Minor deadwood present in crown in range of 25mm and smaller, Ivy on main stems to a height of 1.5m, No fruiting bodies visible at time of inspection, Acoustic test OK.	Crown reduce by 1 – 1.5m to suitable growth points, Sever and remove a section of ivy from ground level to a height of 1m using hand tools only.	1	4	2
683	Crab Apple	M	4.5	2.5	80	A	40+	B	Good amenity and landscape value tree for site, Lateral branches reduced over parking bay in past, Minor deadwood present in crown in range of 25mm and smaller, Bird feeder in crown, Slight lean towards boundary wall, Lateral branches overhanging boundary wall, No fruiting bodies visible at time of inspection, Acoustic test OK.	No works required.	2	0	2
684	Maple	SM	7	2	130	A	40+	B	Good amenity and landscape value tree for site, Lateral branches reduced over access road in past, Lateral branches overhanging seating bench, Low lateral branches overhanging garage block, Tight bifurcated union at 1.7m from ground level, Minor deadwood present in crown in range of 25mm and smaller, No fruiting bodies visible at time of inspection, Acoustic test OK.	Crown lift to a height of 1.5m above garage roof only.	2	4	2

685	Maple	SM	8	2	140	A	40+	B	Good amenity and landscape value tree for site, Lateral branches reduced over access road in past, Lateral branches overhanging seating bench, Minor pruning wounds on upper main stem from previous works, Minor deadwood present in crown in range of 25mm and smaller, No fruiting bodies visible at time of inspection, Acoustic test OK.	No works required.	2	0	2
686	Cherry	M	6	2	90	A	20 - 40	B	Good amenity value tree for site, Lateral branches reduced over access road in past, Lateral branches overhanging road and lawn area of site, Stem decay in central upright stem, Minor deadwood present in crown in range of 25mm and smaller, Suppressed by Tamarix and site building, No fruiting bodies visible at time of inspection, Acoustic test OK.	Crown reduce by 1 – 1.5m to suitable growth points, Crown lift to a height of 2.5m form ground level.	1	4	2
686a	Mixed Species Group	M	7 – 11	2 – 3	40 – 260	A	20 - 40	B	Offsite tree group in neighbouring rear gardens, Good screening group from neighbouring properties and gardens, Lateral branches and vegetation overhanging car park area of site, Minor deadwood present in crown in range of 25mm and smaller, No fruiting bodies present at time of inspection, Acoustic test not carried out due to location.	Cut back all overhanging lateral branches/ Vegetation to 1m inside of kerb edge, cut back vegetation from street light to give 1m clearance.	2	4	2
687	Blue Spruce	SM	13	3	280	A	40+	B	Good screening tree from neighbouring property's, Located within rear garden of No:9, Minor deadwood present in crown in range of 25mm and smaller, No basal inspection due to access restrictions.	No works required.	2	0	2

688	Maple	M	14	3	690	L	Less than 10 years	C	Previously pollard tree at 12m, Regeneration growth on west side of crown, Regeneration growth at 5 - 6m, No bark on tree, Heavily decayed main stem, Suppressed from offsite Pine T688a, No fruiting bodies present at time of inspection, Acoustic test poor (Hollow).	Carefully fell to near ground level, treat stump using eco plugs. Or grind stump to a depth of 300mm below ground level using a mechanical grinder.	2	2	2
688a	Pine	M	17	5	710	A	40+	B	Offsite tree in neighbouring rear gardens, Lateral branches overhanging rear garden of No:7, Past failure stubs noted in crown, Deadwood present in crown in range of 25mm and greater, No fruiting bodies present at time of inspection, Acoustic test not carried out due to location.	No works required.	3	0	2
689	Maple	SM	7	2	90	A	20 - 40	B	Good amenity and landscape value tree, Crown previously reduced, Low lateral branches over access road, Minor deadwood present in crown in range of 25mm and smaller, Suppressed by larger Oak T690, Top leader failed in past, No fruiting bodies present at time of inspection, Acoustic test OK.	Crown reduce by 1.5 – 2m to suitable growth points.	1	4	2
690	English Oak	M	18	6	680	A	40+	B	Good amenity and landscape value tree, Previously reduced lower lateral branches from building, Low lateral branches overhanging access road, Minor deadwood present in crown in range of 25mm and smaller, Bifurcated union at 3.5m from ground level, Lateral branches on east side within 2m of building, No fruiting bodies present at time of inspection, Acoustic test OK.	Crown reduce by 2 – 2.5m to suitable growth points, Remove deadwood 25mm and greater in diameter from crown, Crown lift to a height of 4m from ground level (secondary growth only).	1	3	2

690a	Common Yew	M	11	3	260	A	40+	B	Offsite tree in neighbouring rear garden, Low lateral branches overhanging parking area front of site, Minor deadwood present in crown in range of 25mm and smaller, No fruiting bodies present at time of inspection, Acoustic test not carried out due to location.	No works required.	2	0	2
690b	Lime	OM	21	8	2x 1100	A	20 - 40	B	Offsite tree in neighbouring rear garden, Crown reduced in past, Extensive lateral branches overhanging access road and parking area, Deadwood present in crown in range of 25mm and greater overhanging offsite garden, No fruiting bodies present at time of inspection, Acoustic test not carried out due to location.	No works required.	2	0	2

Age Class: Y = Young SM= Semi Mature EM = Early Mature M = Mature OM = Over-mature V = Veteran	Additional Comments:	Vigour G = Good A = Average L = Low D = Dead	Life Expectancy Less than10 10 - 20 20 - 40 40 +	British Standard Grade A = High B = Moderate C = Low U = Dangerous	Inspection Frequency 1. Monthly 2. Annually 3. Biannually 4. Every3 yrs.	Risk Zone 1. High 2. Moderate 3. Low	Work Priority: 1 = Urgent 2 = Within 1 month 3 = Within 6 months 4 = Within 12 months 5 – Within 24 months
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SPECIFICATION FOR RISK ASSESSMENTS ON TREES

General

The Risk Assessment is to be a detailed report of the trees. This is to include:

- Details of the Site, which is the full address and post code.
- Details of the person carrying out the inspection and their qualifications.
- Date of the inspection.
- Method as how they will carry out the inspections.

Specification of Works

- Inspect all trees from ground level.
- Mark all trees on a site layout and assign them ID numbers.
- Provide Physiological conditions/ Remarks of the tree.
- Make any observation about the trees.
- Recommend any Arboricultural or other works to the trees to procure the continuing health and safety of the tree.
- Provide a timescale in which the works are to be completed.
- Trees to be inspected by an Arboriculturalist every two years as a minimum unless otherwise stated within appendix 1.

Limitations and Exclusions

- Tree inspections are valid for a limited period only. Trees are subject to change as they are living organisms and are affected by the environment in which they live.
- There is no such thing as a completely safe tree. Trees can fail as a result of exceptional weather conditions even if they are in good condition.

Method of Inspection

- The trees are to be visually inspected from ground level only.

Information to be provided on report.

Tree ID – The number to be given to each tree and marked on the site layout.

Tree type - Common name of the tree.

Young – Establishing, usually with good vigour.

Early Mature – Established, Usually vigorous and increasing in height.

Semi Mature - Fully established, around half their species life expectancy, generally good vigour and achieving full height potential but crown still spreading.

Mature – Moderate vigour, no additional height expected and growth rate slowing.

Over Mature – Fully mature, in last quarter of life expectancy, vigour decreasing.

Veteran – An ancient tree with veteran features and that is of interest biologically, culturally, or aesthetically because of its age or condition.

Height - The height of the tree in meters.

DBH (Stem Diameter at Breast height) - The diameter of the stem/s in millimetres at 1.5 meters above ground level.

Overall Condition – The Vigour of the tree.

G = Good - Tree in healthy condition or with minor defects of no significance.

A = Average - Trees with some defects but which can be rectified without removing the tree completely or those that may require more frequent inspections.

L = Low - Trees with one or more significant defects.

D = Dead - Trees which show no sign of life.

Physiological Condition / Remarks - Any relevant comments about the tree.

Recommendations - Any Arboriculture recommendations necessary from a safety, amenity, or tree health point of view.

01 – Urgent - recommended works to be carried out as soon as possible.

02 – High - recommended works to be carried out within one month.

03 – Moderate - Recommended works to be carried out within six months.

04 – Low - Recommended works to be carried out within one year.

05 – Advisory works - Recommended works to be carried out within two years.

Next Survey - The months within which the following survey should be carried out.

Firstport Retirement Property Services Instruction Letter 2018



Services Ltd

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