

# Arboricultural Appraisal Report

## Subsidence Damage Investigation at:

The Stanton Guildhouse  
 Broadway  
 WR12 7NE



|                 |                         |
|-----------------|-------------------------|
| CLIENT:         | Crawford & Company      |
| CLIENT REF:     | SU2206126               |
| MWA REF:        | SUB230210-12320         |
| MWA CONSULTANT: | Giles Mercer (BSc Hons) |
| REPORT DATE:    | 09/08/2023              |

## SUMMARY

| Statutory Controls |                            | Mitigation<br>(Current claim tree works) |     |
|--------------------|----------------------------|--|-----|
| TPO current claim  | TBC                        | Policy Holder                            | Yes |
| TPO future risk    | TBC                        | Domestic 3 <sup>rd</sup> Party           | Yes |
| Cons. Area         | Yes                        | Local Authority                          | No  |
| Trusts schemes     | No                         | Other                                    | Yes |
| Local Authority: - | Tewkesbury Borough Council |  |     |

## Introduction

Acting on instructions from Crawford & Company, the insured property was visited on 16/03/2023 to assess the potential role of vegetation in respect of subsidence damage.

We are instructed to provide opinion on whether moisture abstraction by vegetation is a causal factor in the damage to the property and give recommendations on what vegetation management, if any, may be carried out with a view to restoring stability to the property. The scope of our assessment includes opinion relating to mitigation of future risk. Vegetation not recorded is considered not to be significant to the current damage or pose a significant risk in the foreseeable future.

This is an initial appraisal report and recommendations are made with reference to the technical reports and information currently available and may be subject to review upon receipt of additional site investigation data, monitoring, engineering opinion or other information.

This report does not include a detailed assessment of tree condition or safety. Where indications of poor condition or health in accessible trees are observed, this will be indicated within the report. Assessment of the condition and safety of third-party trees is excluded and third-party owners are advised to seek their own advice on tree health and stability of trees under their control.

## Property Description

The property comprises a main house which was built during the 1960s and completed in 1973. The building was built out of reclaimed material from the surrounding area and includes paving stones from the streets of London and oak from the Blenheim Palace estate. There is also a detached two storey workshop to the southern end of the main building.

External areas comprise gardens to the front, sides and rear.

The property occupies a site that slopes gently uphill from front to rear.

## Damage Description & History

Damage relating to the main building includes the first floor landing, a bedroom to the rear and to rooms (ground and first floor) in the outrigger (nearest to tree T19) as well as to the rear patio area. There is also damage to the detached workshop and adjoining storeroom. It is noted that the storeroom has been underpinned but that the main workshop has not.

For a more detailed synopsis of the damage please refer to the surveyor's technical report.

We have not been made aware of any previous claims.

## Site Investigations

Site investigations were carried out by CET on 26/05/2023, when four trial pits were hand excavated to reveal the foundations, with boreholes sunk through the base of the trial pits to determine subsoil conditions. A CCTV drainage survey was also undertaken.

### Foundations:

| Ref    | Foundation type | Depth at Underside (mm) |
|--------|-----------------|-------------------------|
| TP/BH1 | Concrete        | 1100                    |
| TP/BH2 | Concrete        | 1000                    |
| TP/BH3 | Concrete        | 810                     |
| TP/BH4 | Concrete        | 1900                    |

### Soils:

| Ref    | Description               | Plasticity Index (%) | Volume change potential (NHBC) |
|--------|---------------------------|----------------------|--------------------------------|
| TP/BH1 | Stiff grey and brown CLAY | 40 - 42              | High                           |
| TP/BH2 | Stiff grey and brown CLAY | 36 - 40              | Medium - High                  |
| TP/BH3 | Stiff grey and brown CLAY | 37 - 41              | Medium - High                  |
| TP/BH4 | Stiff grey and brown CLAY | 26 - 30              | Medium                         |

### Roots:

| Ref    | Roots Observed to depth of (mm) | Identification       | Starch content |
|--------|---------------------------------|----------------------|----------------|
| TP/BH1 | 1100                            | <i>Salix</i> spp.    | Present        |
| TP/BH1 | 2500                            | <i>Laurus</i> spp.   | Present        |
| TP/BH2 | 1000                            | <i>Salix</i> spp.    | Present        |
| TP/BH2 | 2500                            | <i>Salix</i> spp.    | Present        |
| TP/BH3 | 810                             | <i>Pomoideae</i> gp. | Present        |
| TP/BH3 | 1300                            | <i>Pomoideae</i> gp. | Present        |
| TP/BH4 | 1900                            | <i>Fraxinus</i> spp. | Present        |
| TP/BH4 | 3000                            | <i>Fraxinus</i> spp. | Present        |

*Salix* spp. are willows.

*Laurus* spp. include bay laurel (the bay tree).

*Pomoideae* gp include apple, cotoneaster, hawthorn, pear, pyracantha, quince, rowan, snowy mespil and whitebeam.

*Fraxinus* spp. include common ash.

**Drains:** Defects to the drainage were identified during the survey.

**Monitoring:** No information available at the time of writing.

## Discussion

Opinion and recommendations in this report are made on the understanding that Crawford & Company have identified clay shrinkage subsidence as a cause of building movement and damage.

Site investigations and soil test results have confirmed a plastic clay subsoil susceptible to undergoing volumetric change in relation to changes in soil moisture. A comparison between moisture content and the plastic and liquid limits suggests moisture depletion at the time of sampling in TP/BH2, TP/BH3 & TP/BH4 at depths beyond normal ambient soil drying processes such as evaporation indicative of the soil drying effects of vegetation. Soil sample suction testing in TP/BH1 and TP/BH4 indicates moderate to severe desiccation.

Roots were observed to a depth of 2.5m bgl in TP/BH1, to a depth of 2.5m bgl in TP/BH2, to a depth of 1.3m bgl in TP/BH3 and to a depth of 3.0m bgl in TP/BH4. Recovered samples have been positively identified (using anatomical analysis) as *Salix* spp., *Laurus* spp., *Pomoideae* gp. and *Fraxinus* spp., the origins of which will be the Willow (T24), the Bay Laurel (S4), the Medlar (T1) and the Ash (T9, T10, T12 and T18) confirming their influence on the soils below the foundations.

Irrespective of the identification of recovered root samples, the roots of the Cherry (T19), the Cypress (T20), the Plum (T2 and T15), the Prunus spp. (T13), the Apple (T14), the Pear (T8), the Shrub (S1), the Cotinus (S2) and the Shrub group (SG1 & SG2) are also likely to be present below foundation level in proximity to the area of movement/damage and influencing soil moisture and volumes.

Based on the technical reports currently available, engineering opinion and our own site assessment we conclude the damage is consistent with shrinkage of the clay subsoil related to moisture abstraction by vegetation. Having considered the information currently available, it is our opinion that be the Willow (T24), the Bay Laurel (S4), the Medlar (T1), the Ash (T9, T10, T12 and T18), the Cherry (T19), the Cypress (T20), the Plum (T2 and T15), the Prunus spp. (T13), the Apple (T14), the Pear (T8), the Shrub (S1), the Cotinus (S2) and the Shrub group (SG1 & SG2) are the principal cause of or are materially contributing to the current subsidence damage.

If an arboricultural solution is to be implemented to mitigate the influence of the implicated trees/vegetation we recommend that the Willow (T24), the Bay Laurel (S4), the Medlar (T1), the Ash (T9, T10, T12 and T18), of the Cherry (T19), the Cypress (T20), the Plum (T2 and T15), the Prunus spp. (T13), the Apple (T14), the Pear (T8), the Shrub (S1), the Cotinus (S2) and the Shrub group (SG1 & SG2) are removed. Other vegetation recorded presents a potential future risk to building stability and management is therefore recommended.

Consideration has been given to pruning alone as a means of mitigating the vegetative influence, however in this case, this is not considered to offer a viable long-term solution due to the proximity of the responsible vegetation.

Recommended tree works may be subject to change upon receipt of additional information.

## Conclusions

- Conditions necessary for clay shrinkage subsidence to occur related to moisture abstraction by vegetation have been confirmed by site investigations and the testing of soil and root samples.
- Engineering opinion is that the damage is related to clay shrinkage subsidence.
- There is significant vegetation present with the potential to influence soil moisture and volumes below foundation level.
- Roots have been observed underside of foundations and identified samples correspond to vegetation identified on site.
- Replacement planting may be considered subject to species choice and planting location.

**Table 1 Current Claim - Tree Details & Recommendations**

| Tree No.           | Species | Ht (m)  | Dia (mm) | Crown Spread (m) | Dist. to building (m) | Age Classification      | Ownership  |
|--------------------|---------|---|----------|------------------|-----------------------|-------------------------|--|
| T1                 | Medlar  | 6.5   | 110 Ms * | 6.5              | 0.2                   | Younger than Property   | Policy Holder  |
| Management history |         | No significant recent management noted.                                 |          |                  |                       |                         |  |
| Recommendation     |         | Remove (fell) to near ground level and treat stump to inhibit regrowth. |          |                  |                       |                         |  |
| T2                 | Plum    | 5.1   | 240      | 6.2              | 4.8                   | Younger than Property   | Policy Holder  |
| Management history |         | Subject to past management/pruning - appears regularly pruned.          |          |                  |                       |                         |  |
| Recommendation     |         | Remove (fell) to near ground level and treat stump to inhibit regrowth. |          |                  |                       |                         |  |
| T8                 | Pear    | 3.1   | 70 Ms *  | 5 *              | 0.2                   | Younger than Property   | Policy Holder  |
| Management history |         | Subject to past management/pruning - appears regularly pruned.          |          |                  |                       |                         |  |
| Recommendation     |         | Remove (fell) to near ground level and treat stump to inhibit regrowth. |          |                  |                       |                         |  |
| T9                 | Ash     | 17.8  | 600 *    | 12.75            | 9.2                   | Similar Age to Property | No registrations   |
| Management history |         | No significant recent management noted.                                 |          |                  |                       |                         |  |
| Recommendation     |         | Remove (fell) to near ground level and treat stump to inhibit regrowth. |          |                  |                       |                         |  |
| T10                | Ash     | 17.8  | 600 *    | 12               | 8.4                   | Similar Age to Property | Severn Trent Water Limited<br>Severn Trent Centre<br>CV3 9FH |
| Management history |         | No significant recent management noted. Split stem, dangerous tree.     |          |                  |                       |                         |  |
| Recommendation     |         | Remove (fell) to near ground level and treat stump to inhibit regrowth. |          |                  |                       |                         |  |

Ms: multi-stemmed \* Estimated value

**Table 1 Current Claim - Tree Details & Recommendations Cont'd**

| Tree No.           | Species     | Ht (m)  | Dia (mm) | Crown Spread (m) | Dist. to building (m) | Age Classification      | Ownership  |
|--------------------|-------------|---|----------|------------------|-----------------------|-------------------------|--|
| T12                | Ash         | 11.5  | 175      | 10               | 5.7                   | Younger than Property   | Policy Holder  |
| Management history |             | No significant recent management noted.                                 |          |                  |                       |                         |  |
| Recommendation     |             | Remove (fell) to near ground level and treat stump to inhibit regrowth. |          |                  |                       |                         |  |
| T13                | Prunus spp. | 5.2   | 55 Ms *  | 3.8              | 1.9                   | Younger than Property   | Policy Holder  |
| Management history |             | No significant recent management noted.                                 |          |                  |                       |                         |  |
| Recommendation     |             | Remove (fell) to near ground level and treat stump to inhibit regrowth. |          |                  |                       |                         |  |
| T14                | Apple       | 4.2   | 150 Ms * | 7.25             | 3.95                  | Younger than Property   | Policy Holder  |
| Management history |             | Subject to past management/pruning - appears regularly pruned.          |          |                  |                       |                         |  |
| Recommendation     |             | Remove (fell) to near ground level and treat stump to inhibit regrowth. |          |                  |                       |                         |  |
| T15                | Plum        | 3   | 100 Ms * | 6.7              | 4.5                   | Younger than Property   | Policy Holder  |
| Management history |             | Subject to past management/pruning - appears regularly pruned.          |          |                  |                       |                         |  |
| Recommendation     |             | Remove (fell) to near ground level and treat stump to inhibit regrowth. |          |                  |                       |                         |  |
| T18                | Ash         | 6.5   | 600 *    | 8                | 10.6                  | Similar Age to Property | Severn Trent Water Limited<br>Severn Trent Centre<br>CV3 9FH |
| Management history |             | No significant recent management noted.                                 |          |                  |                       |                         |  |
| Recommendation     |             | Remove (fell) to near ground level and treat stump to inhibit regrowth. |          |                  |                       |                         |  |

Ms: multi-stemmed \* Estimated value

**Table 1 Current Claim - Tree Details & Recommendations Cont'd**

| Tree No.           | Species             | Ht (m)  | Dia (mm) | Crown Spread (m) | Dist. to building (m) | Age Classification      | Ownership                                       |
|--------------------|---------------------|---|----------|------------------|-----------------------|-------------------------|---|
| T19                | Cherry              | 6.5   | 140 Ms * | 8.25             | 3.1                   | Younger than Property   | Policy Holder                                   |
| Management history |                     | No significant recent management noted.                                 |          |                  |                       |                         |   |
| Recommendation     |                     | Remove (fell) to near ground level and treat stump to inhibit regrowth. |          |                  |                       |                         |   |
| T20                | Cypress (Monterey)  | 21.4  | 860      | 15.6             | 8.3                   | Older than Property     | Policy Holder                                   |
| Management history |                     | No significant recent management noted.                                 |          |                  |                       |                         |   |
| Recommendation     |                     | Remove (fell) to near ground level and treat stump to inhibit regrowth. |          |                  |                       |                         |   |
| T24                | Willow              | 25  | 1500 *   | 25 *             | 21                    | Similar Age to Property | Third Party Washpool Equestrian Centre WR12 7AQ |
| Management history |                     | No significant recent management noted.                                 |          |                  |                       |                         |   |
| Recommendation     |                     | Remove (fell) to near ground level and treat stump to inhibit regrowth. |          |                  |                       |                         |   |
| S1                 | Shrub (unknown)     | 2.3   | 35 Ms *  | 2.5              | 0.5                   | Younger than Property   | Policy Holder                                   |
| Management history |                     | Managed shrubs.   |          |                  |                       |                         |   |
| Recommendation     |                     | Remove (fell) to near ground level and treat stump to inhibit regrowth. |          |                  |                       |                         |   |
| S2                 | Cotinus (tentative) | 4.8   | 130 Ms * | 5.25             | 2.2                   | Younger than Property   | Policy Holder                                   |
| Management history |                     | Managed shrubs.   |          |                  |                       |                         |   |
| Recommendation     |                     | Remove (fell) to near ground level and treat stump to inhibit regrowth. |          |                  |                       |                         |   |

Ms: multi-stemmed \* Estimated value



**Table 1 Current Claim - Tree Details & Recommendations Cont'd**

| Tree No.           | Species  | Ht (m)   | Dia (mm)   | Crown Spread (m) | Dist. to building (m) | Age Classification    | Ownership     |
|--------------------|--|--|------------|------------------|-----------------------|-----------------------|---------------|
| S4                 | Bay laurel   | 1.6  | 10 Ms<br>* | 2                | 0.4                   | Younger than Property | Policy Holder |
| Management history |  | Managed shrubs.  |            |                  |                       |                       |               |
| Recommendation     |  | Remove (fell) to near ground level and treat stump to inhibit regrowth.  |            |                  |                       |                       |               |
| SG1                | Mixed species shrubs including Cotoneaster, Mahonia, Choisya, Berberis, Lilac (tentative), Honeysuckle, Rose, Viburnum               | 2.1  | 25 Ms<br>* | 3                | 0.1                   | Younger than Property | Policy Holder |
| Management history |  | Managed shrubs.  |            |                  |                       |                       |               |
| Recommendation     |  | Remove (fell) to near ground level and treat stumps to inhibit regrowth. |            |                  |                       |                       |               |
| SG2                | Mixed species shrubs including Cotoneaster, Mahonia, Choisya, Berberis, Lilac (tentative), Honeysuckle, Rose, Viburnum, Philadelphus | 2.1  | 25 Ms<br>* | 3                | 0.1                   | Younger than Property | Policy Holder |
| Management history |  | Managed shrubs.  |            |                  |                       |                       |               |
| Recommendation     |  | Remove (fell) to near ground level and treat stumps to inhibit regrowth. |            |                  |                       |                       |               |

Ms: multi-stemmed \* Estimated value

**Table 2 Future Risk - Tree Details & Recommendations**

| Tree No.           | Species | Ht (m)   | Dia (mm) | Crown Spread (m) | Dist. to building (m) | Age Classification    | Ownership     |
|--------------------|---------|--|----------|------------------|-----------------------|-----------------------|---------------|
| T3                 | Plum    | 5.1  | 180      | 5.8              | 5.35                  | Younger than Property | Policy Holder |
| Management history |         | Subject to past management/pruning - appears regularly pruned.           |          |                  |                       |                       |               |
| Recommendation     |         | Do not allow to exceed current dimensions.                               |          |                  |                       |                       |               |
| T4                 | Plum    | 5.1  | 190      | 5.8              | 8.55                  | Younger than Property | Policy Holder |
| Management history |         | Subject to past management/pruning - appears regularly pruned.           |          |                  |                       |                       |               |
| Recommendation     |         | Do not allow to exceed current dimensions.                               |          |                  |                       |                       |               |
| T5                 | Plum    | 3  | 160 Ms * | 5.8              | 7.9                   | Younger than Property | Policy Holder |
| Management history |         | Subject to past management/pruning - appears regularly pruned.           |          |                  |                       |                       |               |
| Recommendation     |         | Do not allow to exceed current dimensions.                               |          |                  |                       |                       |               |
| T6                 | Cherry  | 4.9  | 50 Ms *  | 3.2              | 6.8                   | Younger than Property | Policy Holder |
| Management history |         | Subject to past management/pruning - appears regularly pruned.           |          |                  |                       |                       |               |
| Recommendation     |         | Maintain broadly at no more than current dimensions by periodic pruning. |          |                  |                       |                       |               |
| T7                 | Apple   | 3.2  | 70 Ms *  | 4.6              | 11.1                  | Younger than Property | Policy Holder |
| Management history |         | Subject to past management/pruning - appears regularly pruned.           |          |                  |                       |                       |               |
| Recommendation     |         | No works at present.   |          |                  |                       |                       |               |

Ms: multi-stemmed \* Estimated value

**Table 2 Future Risk - Tree Details & Recommendations Cont'd**

| Tree No.           | Species     | Ht (m)   | Dia (mm) | Crown Spread (m) | Dist. to building (m) | Age Classification    | Ownership  |
|--------------------|-------------|--|----------|------------------|-----------------------|-----------------------|--|
| T11                | Hawthorn    | 7.3  | 220 Ms * | 5.5              | 7.25                  | Younger than Property | Severn Trent Water Limited<br>Severn Trent Centre<br>CV3 9FH |
| Management history |             | No significant recent management noted.                                  |          |                  |                       |                       |  |
| Recommendation     |             | Maintain broadly at no more than current dimensions by periodic pruning. |          |                  |                       |                       |  |
| T16                | Acer        | 22.4   | 1000 *   | 17               | 16                    | Older than Property   | Severn Trent Water Limited<br>Severn Trent Centre<br>CV3 9FH |
| Management history |             | No significant recent management noted.                                  |          |                  |                       |                       |  |
| Recommendation     |             | Do not allow to exceed current dimensions.                               |          |                  |                       |                       |  |
| T17                | Field Maple | 9.5  | 400 Ms * | 9                | 12                    | Older than Property   | Severn Trent Water Limited<br>Severn Trent Centre<br>CV3 9FH |
| Management history |             | No significant recent management noted.                                  |          |                  |                       |                       |  |
| Recommendation     |             | Do not allow to exceed current dimensions.                               |          |                  |                       |                       |  |
| T21                | Birch       | 18   | 250      | 7                | 6.15                  | Younger than Property | Policy Holder  |
| Management history |             | No significant recent management noted.                                  |          |                  |                       |                       |  |
| Recommendation     |             | Do not allow to exceed current dimensions.                               |          |                  |                       |                       |  |
| T22                | Birch       | 14   | 340      | 8                | 10.1                  | Younger than Property | Policy Holder  |
| Management history |             | No significant recent management noted.                                  |          |                  |                       |                       |  |
| Recommendation     |             | No works at present.   |          |                  |                       |                       |  |

Ms: multi-stemmed \* Estimated value

**Table 2 Future Risk - Tree Details & Recommendations Cont'd**

| Tree No.           | Species   | Ht (m)   | Dia (mm) | Crown Spread (m) | Dist. to building (m) | Age Classification    | Ownership  |
|--------------------|---|--|----------|------------------|-----------------------|-----------------------|--|
| T23                | Birch   | 18   | 480      | 11               | 12                    | Younger than Property | Policy Holder  |
| Management history |   | No significant recent management noted.                                  |          |                  |                       |                       |  |
| Recommendation     |   | No works at present.   |          |                  |                       |                       |  |
| TG1                | Mixed species group including Hawthorn, Ivy, Acer                                     | 6.7  | 275 Ms * | 7                | 6.2                   | Younger than Property | Severn Trent Water Limited<br>Severn Trent Centre<br>CV3 9FH |
| Management history |   | No significant recent management noted.                                  |          |                  |                       |                       |  |
| Recommendation     |   | Maintain broadly at no more than current dimensions by periodic pruning. |          |                  |                       |                       |  |
| S3                 | Hebe  | 1.6  | 10 Ms *  | 2                | 0.4                   | Younger than Property | Policy Holder  |
| Management history |   | Managed shrubs.  |          |                  |                       |                       |  |
| Recommendation     |   | No works at present.   |          |                  |                       |                       |  |
| SG3                | Mixed species shrubs including Jasmine, Climbing Hydrangea, Cotoneaster and Hypericum | 2  | 2.5 Ms * | 1                | 0.2                   | Younger than Property | Policy Holder  |
| Management history |   | Managed shrubs.  |          |                  |                       |                       |  |
| Recommendation     |   | Maintain broadly at no more than current dimensions by periodic pruning. |          |                  |                       |                       |  |
| ST1                | Ash   | 5.8  | 2000 *   | 0                | 11.9                  | Older than Property   | Policy Holder  |
| Management history |   | No significant recent management noted.                                  |          |                  |                       |                       |  |
| Recommendation     |   | No works at present.   |          |                  |                       |                       |  |

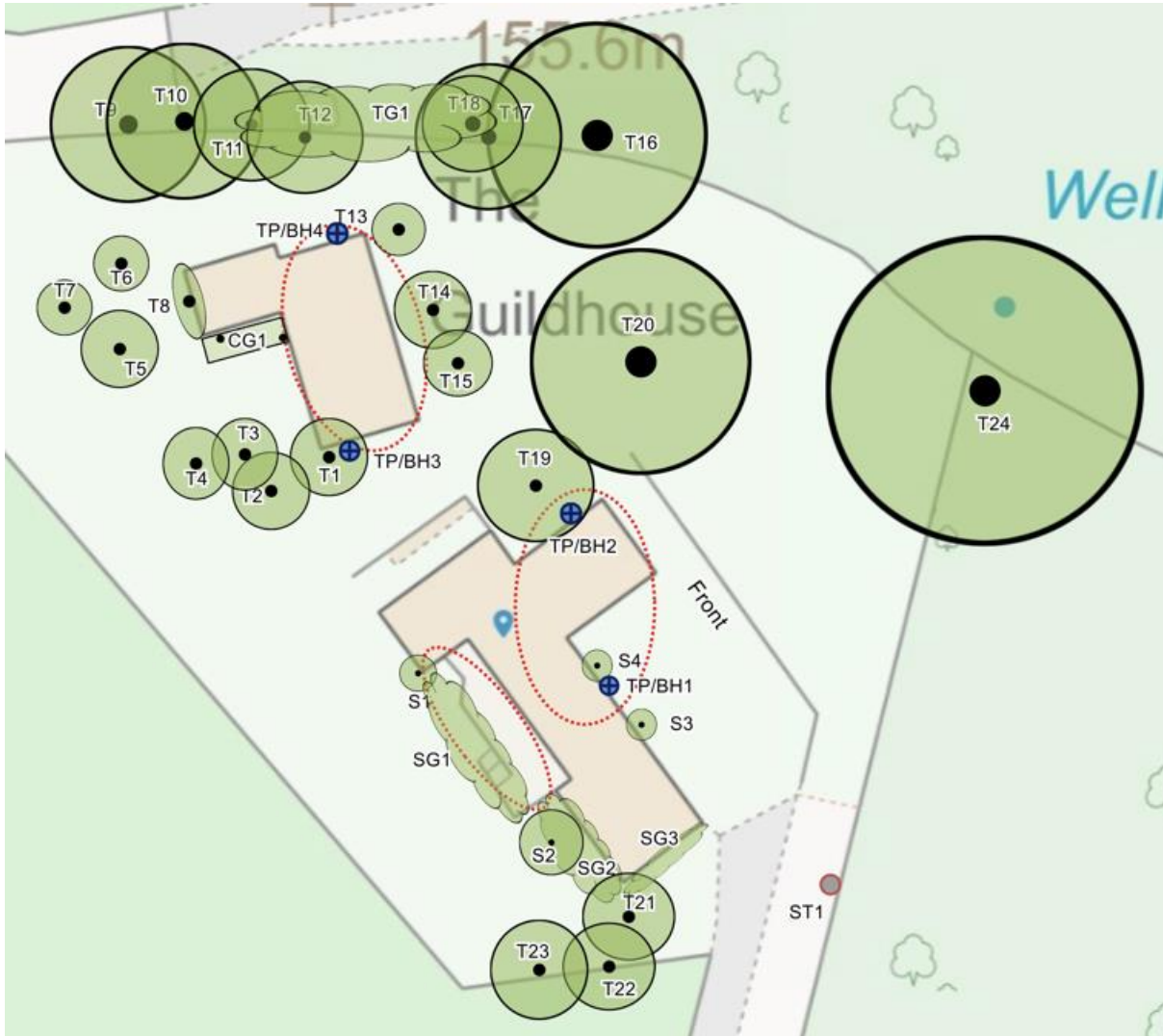
Ms: multi-stemmed \* Estimated value

**Table 2 Future Risk - Tree Details & Recommendations Cont'd**

| Tree No.           | Species | Ht (m)                                     | Dia (mm)   | Crown Spread (m) | Dist. to building (m) | Age Classification    | Ownership     |
|--------------------|---------|--|------------|------------------|-----------------------|-----------------------|---------------|
| CG1                | Vine    | 4.2  | 35 Ms<br>* | 6                | 0.1                   | Younger than Property | Policy Holder |
| Management history |         | No significant recent management noted.    |            |                  |                       |                       |               |
| Recommendation     |         | Do not allow to exceed current dimensions. |            |                  |                       |                       |               |

Ms: multi-stemmed \* Estimated value

**Site Plan**



Plan not to scale – indicative only



Approximate areas of damage

Images



View of the rear elevation S1, S2, SG1 & SG2



View of S1



View of S2 & SG2



View of S3 & S4





View of S3 & S4



View of S4



View of SG1



View of SG1



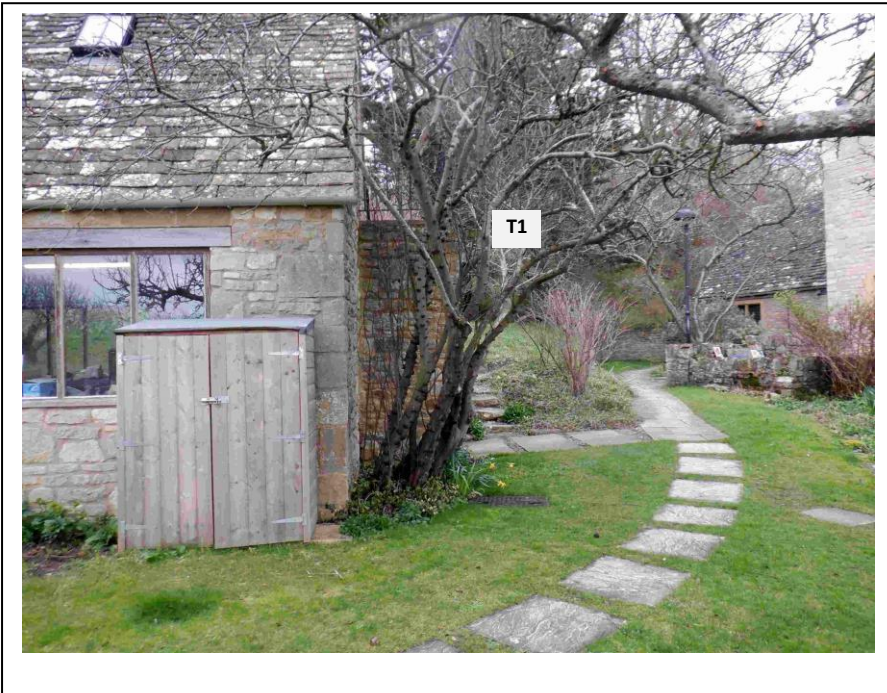
View of SG3



View of ST1



View of S1



View of T1



View of T2, T3 & T4



View of T5



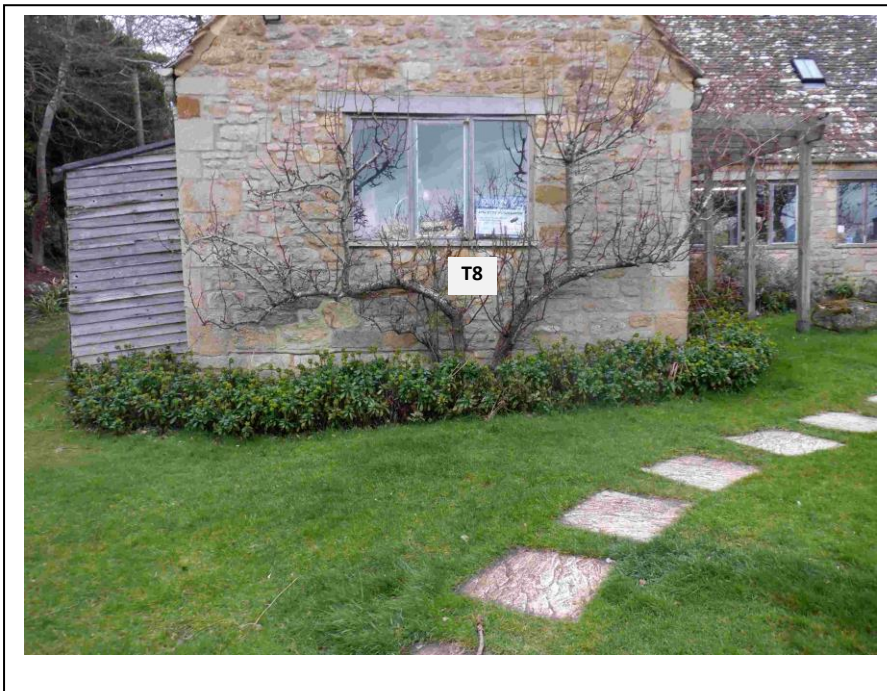
View of T7



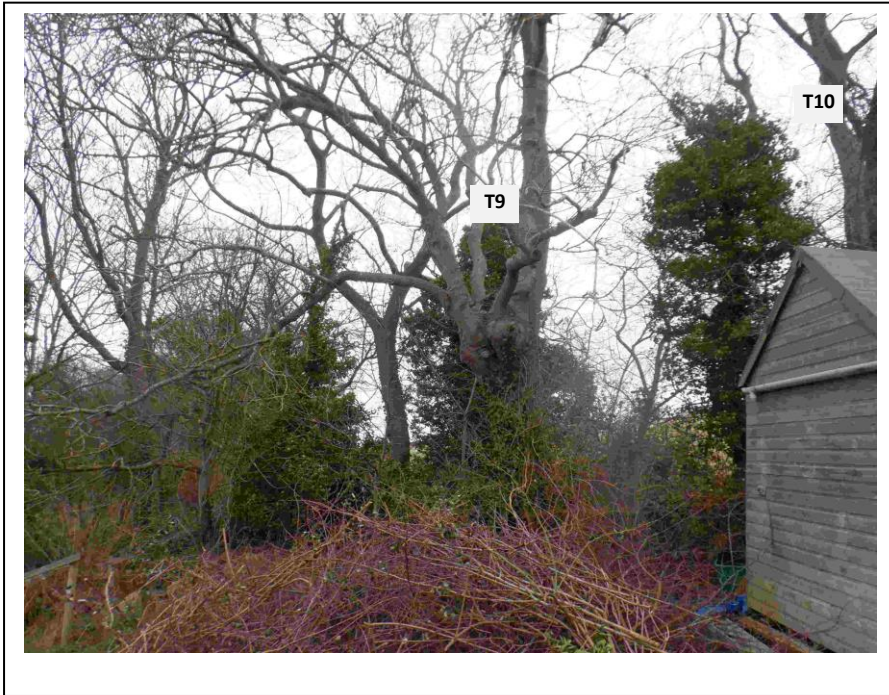
View of T5 & T7



View of T8 & CG1



View of T8



View of T9 & T10

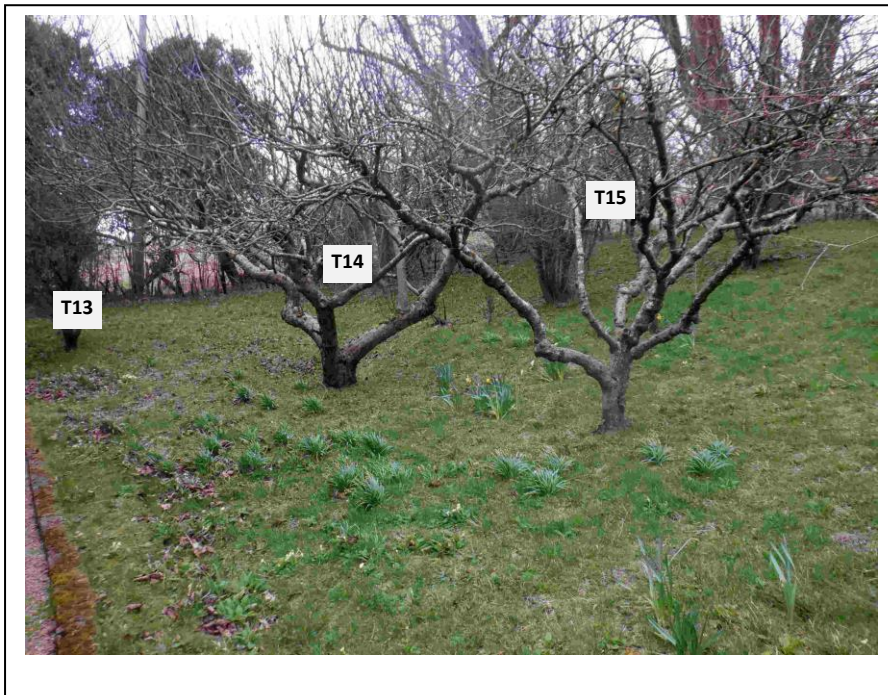


View of T9 & T10





View of T11 & T12



View of T13, T14 & T15



View of T13



View of T16



View of T19



View of T20



View of T20



View of T24



View of T20



View of T21, T22 & T23



View of T24



View of TG1

## **Management of vegetation to alleviate clay shrinkage subsidence.**

All vegetation requires water to survive which is accessed from the soil. Clay soils shrink when water abstracted by vegetation exceeds inputs from rainfall, which typically occurs during the summer months. When deciduous vegetation enters dormancy and loses its leaves and rainfall increases during the winter months, soil moisture increases and the clay swells. (Evergreen trees and shrubs use minimal/negligible amounts of soil water during the winter).

Buildings founded on clay are susceptible to movement as the clay shrinks and swells which can result in cracking or other damage.

Where damage does occur, pruning (reducing leaf area) can in some circumstances be effective in restoring stability however, removal of the influencing vegetation (trees, shrubs, climbers) causing the ground movement offers the most predictable and quickest solution in stabilising the clay and hence the building and for this reason is frequently initially recommended as the most appropriate solution.

Often this is unavoidable due to the size or number of influencing trees, shrubs etc and their proximity to the building. Very heavy pruning of some species to a level required to effectively control its water use can result in the trees decline and ultimately death and is one factor considered when making recommendations for remedial tree works. Pruning alone, whilst reducing soil moisture uptake is often an unpredictable management option in restoring building stability either in the short or long term.

In some circumstances however, where vegetation initially recommended for removal is subsequently pruned and monitoring indicates the building has stabilised, removal becomes unnecessary with decisions based on best evidence available at the time.