

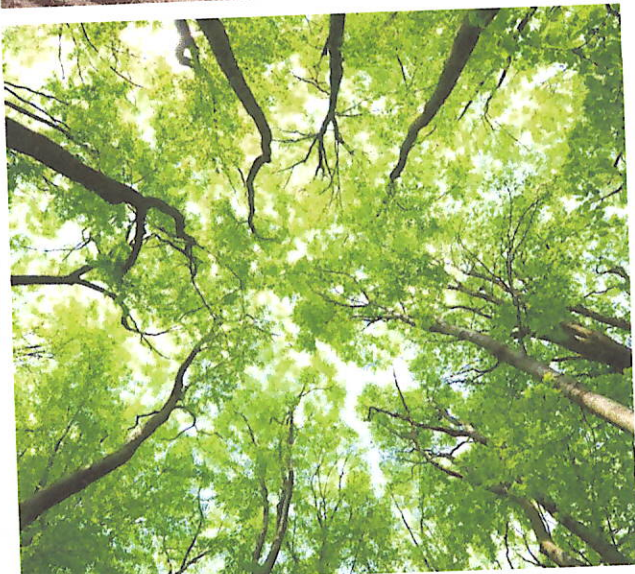
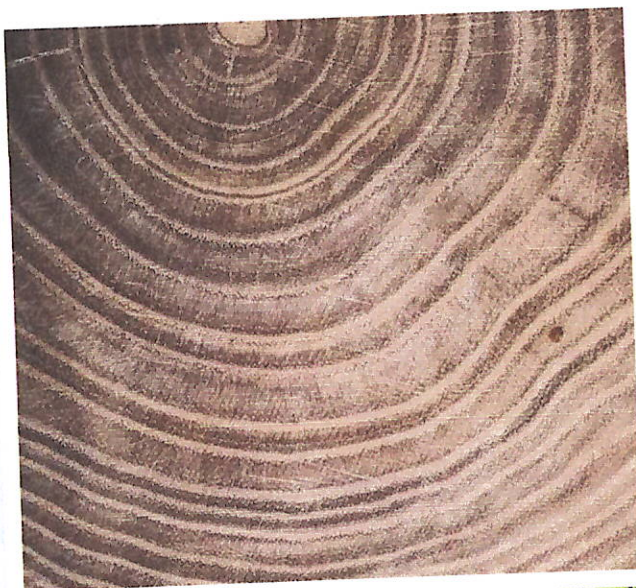
SAVILLS ARBORICULTURE TREE CONDITION REPORT

18057

HAYES PARK ESTATE CHURCH COMMISSIONERS FOR ENGLAND

January 2026

Ref	Version	Author	Checked	Date
CCE-TCS 2026	V.1	C. Williams	P. Faircloth	January 2026



SUMMARY

Client	Hayes Park Estate
Inspection Date	8th and 9 th December 2025
Instruction Brief	The main focus of the inspection is the management of health & safety and abatement of nuisance from trees, both internally and adjacent to the third-party properties and boundaries. Remedial tree work recommendations from the inspection can be found from Appendix A. A plan identifying the remedial work tree/group locations can be found in Appendix B.
Costings	Costings: Table 1 shows budgeted costings for the remedial tree surgery works highlighted from the inspection. The costs are only indicative and may be reduced by collating the work priorities and implementing a competitive tender.
Re-inspection	It is recommended in the interim before the next formal inspections that a nominated person inspects all trees for damage following a storm/gale event. All findings should be recorded and reported back to the management. In line with the ratified recommendations, an inspection of the Zone 1 and 2 areas will take place in spring 2027.
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Table 1: Budgeted cost of works for a 2-man tree surgery team

Timescale	Number of trees/groups	Estimated time (hours)	Rate per hour	Appendix	Total estimated budget costs
High - 6 months	20		£150	A	
Moderate - 12 months	31		£150	A	
Total	51		-	-	

Figure 1: Hayes Park Estate





Remedial Works Report

Name	Tag No	Species	Crown Spread	Height	Age Class	Crown Obs.	Base Stem Obs.	Phys. Con.	Remedial Works	Observations	Recommendations	Timescale
Millbank 25. Hayes Park	5	Elm - English (Ulmus procera)	<5m	6-10m	Young			Poor	Remove to waist height		Fell dead/dying Elm from group, approximately 6 stems	High - 6 months
Millbank 25. Hayes Park	7	Elm - English (Ulmus procera)	<5m	6-10m	Young			Dead	Remove to waist height		Fell dead Elm	High - 6 months
Millbank 25. Hayes Park	12	Elm - English (Ulmus procera)	<5m	6-10m	Young			Dead	Remove to waist height		Fell dead Elm	High - 6 months
Millbank 25. Hayes Park	14	Elm - English (Ulmus procera)	<5m	6-10m	Young			Dead	Remove to waist height		Fell dead Elm	High - 6 months
Millbank 25. Hayes Park	17	Ash - Common (Fraxinus excelsior)	6-10m	11-15m	Early-mature		Split in stem	Good	Install pollard	Historic fork separation at base	Pollard down in height to 8m and sever ivy	High - 6 months
Millbank 25. Hayes Park	18	Oak - Pedunculata (Quercus robur)	6-10m	11-15m	Veteran		Bark wound on trunk	Good	Crown reduce - see recommendations	Historic animal damage at base. 80% lower stem decayed	Reduce crown by 30% to mitigate wind loading and prolong trees life	High - 6 months
Millbank 25. Hayes Park	23	Oak - Pedunculata (Quercus robur)	6-10m	16-20m	Early-mature			Dead	Monolith - see recommendations	Within falling distance of residential property	Monolith to 8m in height	High - 6 months
Millbank 25. Hayes Park	24	Sycamore (Acer pseudoplatanus)	6-10m	16-20m	Early-mature		Cavity at base	Poor	Remove to waist height	Dead bark and decayed stem	Fell to waist height	High - 6 months
Millbank 25. Hayes Park	25	Elm - English (Ulmus procera)	<5m	6-10m	Early-mature			Dead	Remove to waist height	Dead Elm	Fell to waist height	High - 6 months
Millbank 25. Hayes Park	26	Sycamore (Acer pseudoplatanus)	6-10m	11-15m	Early-mature		Ivy covered	Poor	Remove to waist height	Very dense ivy throughout tree, stem sounds decayed	Fell to waist height	High - 6 months
Millbank 25. Hayes Park	38	Robinia (Robinia pseudoacacia)	6-10m	11-15m	Early-mature	Dieback at branch ends		Fair	Remove dead wood >300mm		Remove deadwood over footpath	High - 6 months

28



Remedial Works Report

Millbank 25. Hayes Park	39	Ash - Common (Fraxinus excelsior)	11-15m	11-15m	Early-mature		Cavity at base	Good	Install pollard	Decay in stem at 1m, ivy inhibits inspection.	Pollard to 8m	High - 6 months
Millbank 25. Hayes Park	40	Oak - Pedunculata (Quercus robur)	11-15m	21m+	Early-mature		Split in stem	Good	Crown reduce - see recommendations	Historic fork failure at 7m	Reduce height to leave tree at 12m	High - 6 months
Millbank 25. Hayes Park	41	Ash - Common (Fraxinus excelsior)	11-15m	16-20m	Early-mature		Hollow trunk	Good	Crown reduce - see recommendations	Unsure if tree within clients site. Located in private garden with no access. Woodpecker hole and inonotus on stem at 6m	Remove stem	High - 6 months
Millbank 25. Hayes Park	43	Hawthorn (Crataegus)	<5m	<5m	Mature			Dead	Remove to waist height		Dead ivy clad stems, fell	High - 6 months
Millbank 25. Hayes Park	271	Poplar - Lombardy (Populus nigra Italica)	<5m	16-20m	Early-mature		Hollow trunk	Good	Install pollard	Decay in stem of tagged tree	Pollard x 2 Lombardy Poplar to leave at 10m in height	High - 6 months
Millbank 25. Hayes Park	272	Poplar - Lombardy (Populus nigra)	<5m	16-20m	Early-mature		Hollow trunk	Good	Remove to waist height	Decay in stem of tagged tree	Fell to waist height	High - 6 months
Millbank 25. Hayes Park	516	Oak - Pedunculata (Quercus robur)	<5m	6-10m	Early-mature			Poor	Remove to waist height	Hung up tree overhanging boundary	Fell to waist height	High - 6 months
Millbank 25. Hayes Park	521	Oak - Pedunculata (Quercus robur)	6-10m	16-20m	Early-mature		Hollow trunk	Good	Crown reduce - see recommendations	Multiple woodpecker holes in stem	Reduce height to 10m	High - 6 months
Millbank 25. Hayes Park	703	Elm - English (Ulmus procera)	<5m	6-10m	Young			Dead	Remove to waist height		Fell dead Elm	High - 6 months
Millbank 25. Hayes Park	1	Poplar - Black (Populus nigra)	6-10m	16-20m	Early-mature			Good	Sever ivy and clear from ground to 1.5m		Sever ivy x 2 trees	Moderate - 12 months
Millbank 25. Hayes Park	2	Mixed broadleaves	6-10m	16-20m	Early-mature			Good	Sever ivy and clear from ground to 1.5m		Sever ivy - x 6 trees	Moderate - 12 months
Millbank 25. Hayes Park	3	Mixed broadleaves	6-10m	6-10m	Early-mature			Good	Sever ivy and clear from ground to 1.5m		Sever ivy - x 3 trees	Moderate - 12 months



Remedial Works Report

Millbank 25. Hayes Park	4	Maple - Norway (Acer platanoides)	6-10m	11-15m	Early-mature				Good	Sever ivy and clear from ground to 1.5m		Sever ivy - x 8 trees	Moderate - 12 months
Millbank 25. Hayes Park	6	Maple - Norway (Acer platanoides)	6-10m	11-15m	Early-mature				Good	Sever ivy and clear from ground to 1.5m		Sever ivy - x 5 trees	Moderate - 12 months
Millbank 25. Hayes Park	8	Cherry - Wild (Prunus avium)	6-10m	6-10m	Early-mature				Good	Sever ivy and clear from ground to 1.5m		Sever ivy	Moderate - 12 months
Millbank 25. Hayes Park	9	Poplar - Black (Populus nigra)	6-10m	11-15m	Early-mature				Good	Sever ivy and clear from ground to 1.5m		Sever ivy	Moderate - 12 months
Millbank 25. Hayes Park	10	Maple - Norway (Acer platanoides)	6-10m	6-10m	Semi-mature				Good	Sever ivy and clear from ground to 1.5m		Sever iv - x 4 trees	Moderate - 12 months
Millbank 25. Hayes Park	11	Mixed broadleaves	6-10m	11-15m	Semi-mature				Good	Sever ivy and clear from ground to 1.5m		Sever ivy - x 8 trees along Mellow Lane East	Moderate - 12 months
Millbank 25. Hayes Park	13	Mixed broadleaves	6-10m	11-15m	Semi-mature				Good	Sever ivy and clear from ground to 1.5m		Sever ivy - x 8 trees along Mellow Lane East	Moderate - 12 months
Millbank 25. Hayes Park	15	Mixed broadleaves	6-10m	11-15m	Early-mature				Good	Sever ivy and clear from ground to 1.5m		Sever ivy - x 5 trees along Mellow Lane East	Moderate - 12 months
Millbank 25. Hayes Park	16	Mixed broadleaves	6-10m	6-10m	Early-mature				Good	Sever ivy and clear from ground to 1.5m		Sever ivy x 2 trees	Moderate - 12 months
Millbank 25. Hayes Park	19	Mixed broadleaves	6-10m	16-20m	Early-mature				Good	Sever ivy and clear from ground to 1.5m		Sever ivy from stems in group adjacent to parking area	Moderate - 12 months
Millbank 25. Hayes Park	20	Oak - Pedunculate (Quercus robur)	6-10m	16-20m	Early-mature				Good	Sever ivy and clear from ground to 1.5m		Sever ivy from stems in group adjacent to parking area	Moderate - 12 months



Remedial Works Report

Millbank 25. Hayes Park	21	Oak - Pedunculate (Quercus robur)	6-10m	16-20m	Early- mature			Good	Sever ivy and clear from ground to 1.5m		Sever ivy from stems in group adjacent to residential property	Moderate - 12 months
Millbank 25. Hayes Park	22	Oak - Pedunculate (Quercus robur)	6-10m	16-20m	Early- mature			Good	Sever ivy and clear from ground to 1.5m		Sever ivy from stems in group adjacent to residential property	Moderate - 12 months
Millbank 25. Hayes Park	27	Hornbeam (Carpinus Betula)	6-10m	11-15m	Early- mature	Ivy covered		Good	Sever ivy and clear from ground to 1.5m		Sever ivy	Moderate - 12 months
Millbank 25. Hayes Park	28	Plane - London (Platanus x hispanica)	11-15m	21m+	Early- mature	Ivy covered		Good	Sever ivy and clear from ground to 1.5m		Sever ivy	Moderate - 12 months
Millbank 25. Hayes Park	29	Mixed broadleaves	11-15m	16-20m	Early- mature	Ivy covered		Good	Sever ivy and clear from ground to 1.5m		Sever ivy from group adjacent entrance gate	Moderate - 12 months
Millbank 25. Hayes Park	30	Mixed broadleaves	6-10m	11-15m	Early- mature	Ivy covered		Good	Sever ivy and clear from ground to 1.5m		Sever ivy from group adjacent development project	Moderate - 12 months
Millbank 25. Hayes Park	31	Oak - Pedunculate (Quercus robur)	6-10m	11-15m	Mature			Dead	Monolith - see recommendations		Monolith to 8m	Moderate - 12 months
Millbank 25. Hayes Park	32	Mixed broadleaves	11-15m	16-20m	Early- mature	Ivy covered		Good	Sever ivy and clear from ground to 1.5m		Sever ivy from group adjacent entrance gate, both sides of boundary fence	Moderate - 12 months
Millbank 25. Hayes Park	33	Mixed broadleaves	11-15m	16-20m	Early- mature	Ivy covered		Good	Sever ivy and clear from ground to 1.5m		Sever ivy from group adjacent residential property	Moderate - 12 months



Remedial Works Report

Millbank 25. Hayes Park	34	Cypress - Lawson's (Chamaecyparis lawsoniana)	11-15m	16-20m	Early- mature		Ivy covered	Good	Sever ivy and clear from ground to 1.5m		Sever ivy from group adjacent residential property	Moderate - 12 months
Millbank 25. Hayes Park	35	Mixed broadleaves	11-15m	16-20m	Early- mature		Ivy covered	Good	Sever ivy and clear from ground to 1.5m		Sever ivy from group adjacent residential property	Moderate - 12 months
Millbank 25. Hayes Park	36	Mixed broadleaves	11-15m	16-20m	Early- mature		Ivy covered	Good	Sever ivy and clear from ground to 1.5m		Sever ivy from group adjacent residential property	Moderate - 12 months
Millbank 25. Hayes Park	37	Ash - Common (Fraxinus excelsior)	11-15m	11-15m	Early- mature		Ivy covered	Good	Sever ivy and clear from ground to 1.5m		Sever ivy	Moderate - 12 months
Millbank 25. Hayes Park	42	Oak - Pedunculata (Quercus robur)	6-10m	16-20m	Early- mature			Good	Sever ivy and clear from ground to 1.5m		Sever ivy from stems in group adjacent to residential property	Moderate - 12 months
Millbank 25. Hayes Park	44	Oak - Pedunculata (Quercus robur)	6-10m	11-15m	Early- mature			Good	Sever ivy and clear from ground to 1.5m		Sever ivy	Moderate - 12 months
Millbank 25. Hayes Park	273	Poplar - Black (Populus nigra)	11-15m	16-20m	Early- mature			Good	Install pollard	Compression fork at base	Pollard to 8m	Moderate - 12 months
Millbank 25. Hayes Park	274	Poplar - Black (Populus nigra)	11-15m	16-20m	Early- mature			Good	Install pollard	Compression fork at base	Pollard to 8m	Moderate - 12 months



Tag No. 5



Tag No. 7



Tag No. 12



Tag No. 14



Tag No. 17



Tag No. 17



Tag No. 18



Tag No. 18



Tag No. 23



Tag No. 24



Tag No. 24



Tag No. 25



Tag No. 26



Tag No. 38



Tag No. 39



Tag No. 40



Tag No. 41



Tag No. 43



Tag No. 271



Tag No. 272



Tag No. 516



Tag No. 521



Tag No. 703