Homebuyer Tree Report

For Mr A. Musa

Property:

47 Kewferry Road, Northwood, HA6 2PE

On Behalf of	Mr A. Musa
Job Reference:	03968R
Consultant:	Keiron Hart (BSc Hons, C.Env, F.Arbor.A, MICFor, MEWI)
Survey Date:	2.5.2023
Report Date:	3.5.2023

Scope of Report

To assess structural stability of trees and their current & future potential to cause or contribute to damage to the property by way of direct or indirect damage.

Note

This report is an initial appraisal only and has been produced without the benefit of site investigations. It is intended for use between the client, Tamla Trees Ltd and any parties detailed within the report.

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1. Property Description

1.1 The property is a detached residential building of apparent traditional brick construction and a hip tiled roof (although part rendered). The date of construction is not advised but it appears to date from the 1920/30's.

1.2 We have not been advised of any subsidence related issues. Our instructions relate to a mature Cypress tree within the front garden and any further trees within potential influence distance (subsidence). The property benefits from extensive tree and shrub planting.

1.3 No adverse topographical features were noted with the site generally level. To the right-hand (front) boundary is a public highway (road) with apparent high levels of parking during the school/ nursery drop off and collection periods.

1.4 No structural damage has been advised at this time. During our visit we had full access to the garden areas (front & rear).

1.5 The property is located within the London Borough of Hillingdon administration area.

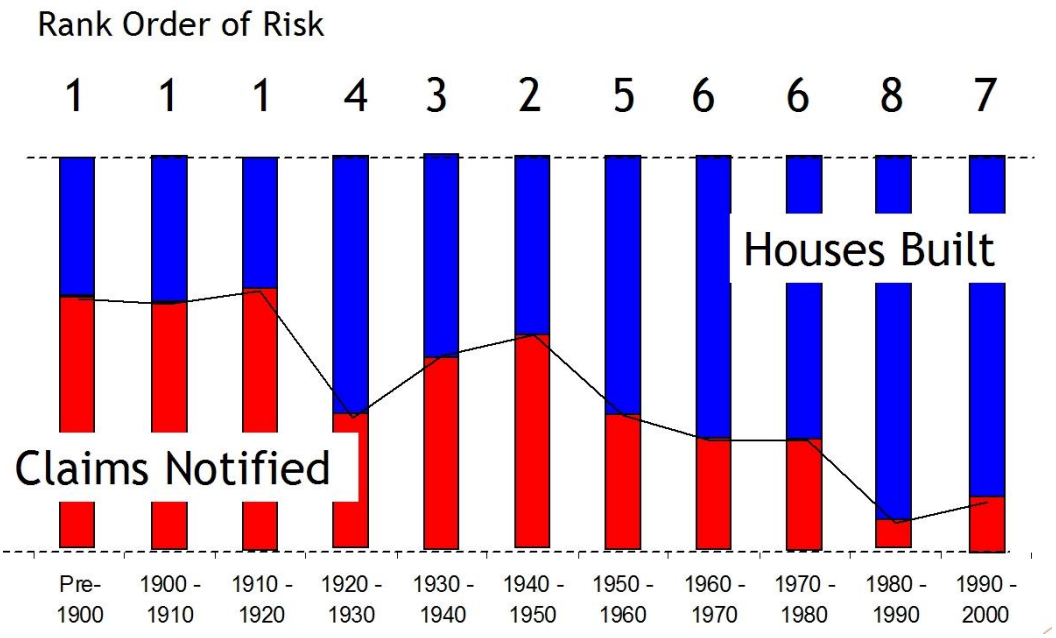

Fig 1 – A properties age can influence the risk of subsidence damage. The property appears to date from the 1920/30's elevating the potential risk. (Source: Clay Research Group)

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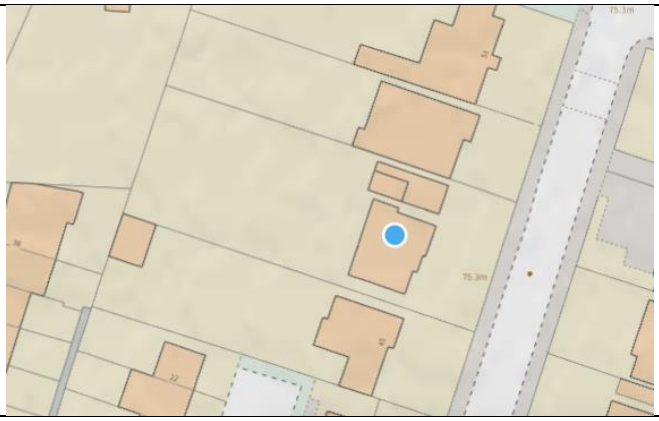
2. Underlying Soil

2.1 For vegetation related subsidence damage to occur an underlying clay soil is required. No site testing has been undertaken but an assessment of the British Geological Soil open-source data for the property has identified the following:



Soil Description

Bedrock Deposits: Lambeth Group - Clay, silt and sand. Sedimentary bedrock formed between 59.2 and 47.8 million years ago during the Palaeogene period.[1]

Superficial Deposits: None recorded.

3. Subsidence Risk

Subsidence Risk Indicator

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- Our assessment has confirmed the presence of a soil with CLAY.
- Our assessment has confirmed the presence of trees/ vegetation within potential influencing distance.
- The presence of CLAY combined with the age of the property raises the potential risks associated with subsidence damage.

Note: Only on-site testing can confirm the local soil conditions below foundation level but available information suggests the presence a CLAY subsoil.

[1] https://webapps.bgs.ac.uk/lexicon/lexicon.cfm?pub=LMBE

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4. Tree Ownership & Protected Status

Ownership	
Are trees all located within grounds of the Property	No
Are Local Authority / 3rd Party trees a current or future risk factor?	Yes
Protected Status	
Is the property within a Conservation Area	No
Is the property affected by a Tree Preservation Order	Yes

Conservation Area Status	
Is the site located within a Conservation Area	No
Notes: (i) All trees larger than 7.5cm diameter at 1.5m above ground level are subject to regulations within a Conservation Area. Exemptions apply for trees which are dead and dangerous but clarification before any tree works is advised. A notification is required in many circumstances.	
Tree Preservation Order Status	
Are inspected trees subject to a TPO?	Yes
Type of TPO	**Area**
	~~**Individual**~~
	~~**Group**~~
	~~**Woodland**~~
TPO Reference	114
Date TPO Made	1972
Notes: (i) The type and details of any TPO determine which trees are 'protected'. Exemptions apply for trees which are dead and dangerous but clarification before any tree works is advised. An application may be required before undertaking works. (ii) At the time of writing Hillingdon Council indicates the property to be affected by a TPO but not located within a Conservation Area.	

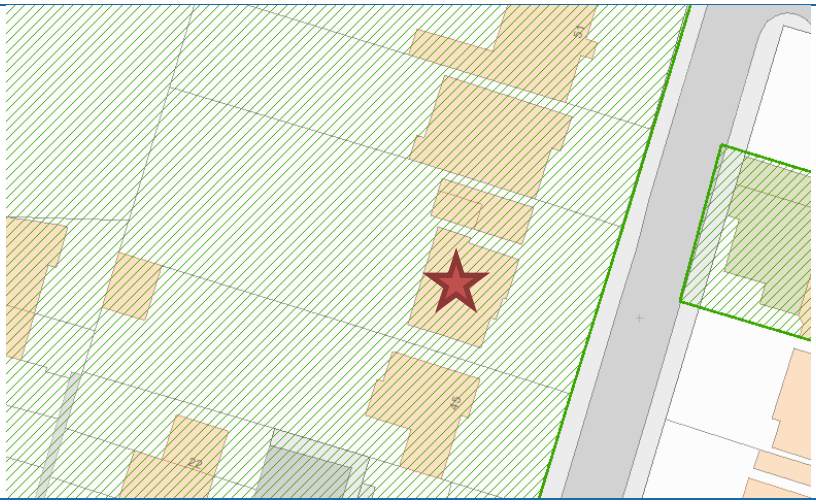

Fig 2 – Hillingdon Council constraint plan May 2023 indicates the property is affected by a TPO but not located within a Conservation Area.

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5. Report Detail

5.1 **Subsidence Risk (Trees)**

5.2 **Bedrock Deposits: Lambeth Group -** Clay, silt and sand. Sedimentary bedrock formed between 59.2 and 47.8 million years ago during the Palaeogene period.

5.3 **Superficial Deposits: None recorded.**

5.4 The BGS soil data indicates a soil containing clay. This suggests that foundations are footed within clay soil elevating the risk of subsidence. **Note:** this is the same for many properties in London & the Southeast.

5.5 Only on-site testing would confirm the actual soil type at/ below foundation level and this is generally impracticable for the purposes of an overview assessment such as this report.

5.6 Subsidence from vegetation and trees occurs when the vegetation dries the underlying soil and if this contains clay it can shrink in size and the building subsides. The soil then rehydrates during the wet winter months giving classic cyclical movement profiles. The BGS data indicates the underlying soil to be clay suggesting the risk of a shrink and swell (subsidence movement) of the property is possible.

5.7 Such soil (clay) is characterised by its shrinkage potential and as such there is a risk of soil shrinkage damage occurring. This form of damage is separate to that of light structures which can happen on any soil (as this form of direct damage is due to the physical expansion of the trees roots, not its action on drying the soil below foundation level) and can be seen on the public highway (tarmac footpath) close to T2.

5.8 It must be noted that this is for guidance only as only localised site investigations can confirm the exact soil type underlying the foundations. It should also be noted that this situation is common in London and the Southeast and any property on a clay soil with vegetation in proximity will technically be at risk of damage. This does not mean damage will occur. Direct measures that can limit this risk are removing larger trees and shrubs in close proximity to the property (such as T4, T7 and the cutting back of sections of SG1, SG2 & SG3).

5.9 Indirect damage (clay shrinkage subsidence) is a complex process and its risk of occurring relies on the evaluation of a number of factors. We would suggest that you notify your potential insurer/ lender as appropriate if damage occurs.

5.10 Foundation depth, soil characteristics, climate, tree species and tree to house distance are all factors which require consideration if an accurate assessment of risk is to be determined.

5.11 We have no information on foundation depths or confirmed soil characteristics (other than those available from the BGS) at the time of writing nor are we aware (or advised) of any previous clay shrinkage related damage to the property.

5.12 No cracking or damage has been advised to the property and the report is being prepared for the incoming occupants. The property has many trees and shrubs in close proximity to it.

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5.13 In the future, any connection between clay shrinkage damage to the property and the trees will require the clear identification of shrinkable clay soils below the foundations (if such damage occurs).

5.14 The presence of live roots below the foundations would also need to be substantiated as well as a pattern of movement consistent with subsidence (that is downward movement/ crack opening during the dry summer months, followed by crack closure/ upward movement in the winter/ spring).

5.15 The property is affected by a TPO and this appears to be an AREA TPO made in 1972. This means that any trees which have been planted or grown since this time are not the subject of the TPO. T1, T2, T3, T5, T8, T9, T10 & T11 appear to be old enough to be protected and it is likely that removal or significant pruning management to these trees will be resisted by the council.

5.16 Whilst large T6 may well not be protected by the TPO. This is because Eucalyptus is a fast growing species of tree and can attain dimensions similar to those visible during our inspection in 40 – 50 years. With AREA TPO's there can be ambiguity on what is actually protected because a subjective assessment on the age of a tree is needed and it is generally advisable to notify the local authority prior to works being undertaken to those trees considered not to be included in the TPO. This would generally be by emailing the proposed works and property details to the councils planning department.

5.17 Local authorities can take an inordinate amount of time to reply to emails/ contact and as such it is generally best to email them advising of what is proposed and inviting them to advise their response within 10 working days. That way if no response is received the works can generally be completed without recourse from the council if they subsequently raise issue. That approach is not advised for the trees detailed here which are likely to be included in the TPO. For those trees a TPO application would be required. Consulting a tree surgeon to agree a specification of works aligned to the requirements of BS3998 (Tree Works) is advised and the relevant application forms can be found here.

5.18 ***Please note that the presence alone of a tree within influencing distance does not confirm a property will be subject to subsidence. It is our duty to report on the 'risk' of potential damage. Whether subsidence occurs now or in the future cannot be fully predicted.***

5.19 **Health & Safety (Tree)**

5.20 The Health and Safety Executive (HSE) recognise the risks posed by trees. Management of the risk from falling trees (SIM 01/2007/05). Section 1: The risk, per tree, of causing fatality is of the order of one in 150 million for all trees in Britain or one in 10 million for those trees in, or adjacent to areas of high public use. It continues at 2: The average risk is firmly in the "broadly acceptable" region of the tolerability of risk triangle published in HSE's "Reducing Risks Protecting People".

5.21 The HSE do not define what can be considered a 'High risk' zone but it is generally accepted in the field of arboriculture that such 'High risk' zones will have some of the following features:

- *Frequent occupation by people or vehicles.*
- *Permanent structures (such as houses)*
- *Use by children.*

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- *Intermittent high uses (such as temporary sports/ festivals etc. which may bring large numbers of people close to trees at intermittent intervals.*

5.22 A number of trees could not be fully accessed/ seen due to existing shrubs etc. Smaller garden trees of a significantly reduced risk profile (in terms of potential subsidence and health and safety issues) are not shown on the plan of the garden/ included within this report.

5.23 T6 (Eucalyptus) is the main health and safety issue having an infection from *Kretzschmaria deusta* and this tree should be removed. It is unclear whether this tree is old enough to be covered by the TPO but to air on the side of caution a TPO application is advised. The defect requires action to resolve but is unlikely to lead to the failure of the tree within the 8 week TPO determination period.

5.24 This fungal pathogen causes an intense white rot when established and ultimately leads to the failure of infected trees. In addition the decay is developing close to a weak basal stem union and it is unlikely the council will be resistant to the removal of the tree, particularly as seems not old enough to be affected by the TPO.

Fig 3 – Weak basal union (left arrow) and established *Kretzschmaria deusta* infection (right arrow) render T6 (Eucalyptus) dangerous and this tree should be removed.

5.25 The arboricultrual association maintains a list of approved contractors in the event of tree works and this list can be accessed through the link: http://www.trees.org.uk/ARB-Approved-Contractor-Directory

5.26 In all instances the work should be undertaken in accordance with BS3998 (Tree Works) by a reputable tree surgery firm and with the associated permissions in place.

5.27 Please note if the intention is to complete tree work between the 1st March & the 31st July (inclusive) a due diligence check for nesting birds must be completed before work starts in order to comply with the Wildlife & Countryside Act 1981. This check should be recorded in the Site-

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Specific Risk Assessment. If active nests are found work should not take place until the young have fledged. Further information is available here. It would also be advisable to consider Bats during any works given the tree species, age, and form.

Is vegetation management likely to contribute to the future stability of the property	**Yes**
Is there a risk of heave if trees are removed?	**No***
Were any of the inspected trees considered to be structurally dangerous?	**Yes****

**Given trees appear younger than the building. **T6 (Eucalyptus)*

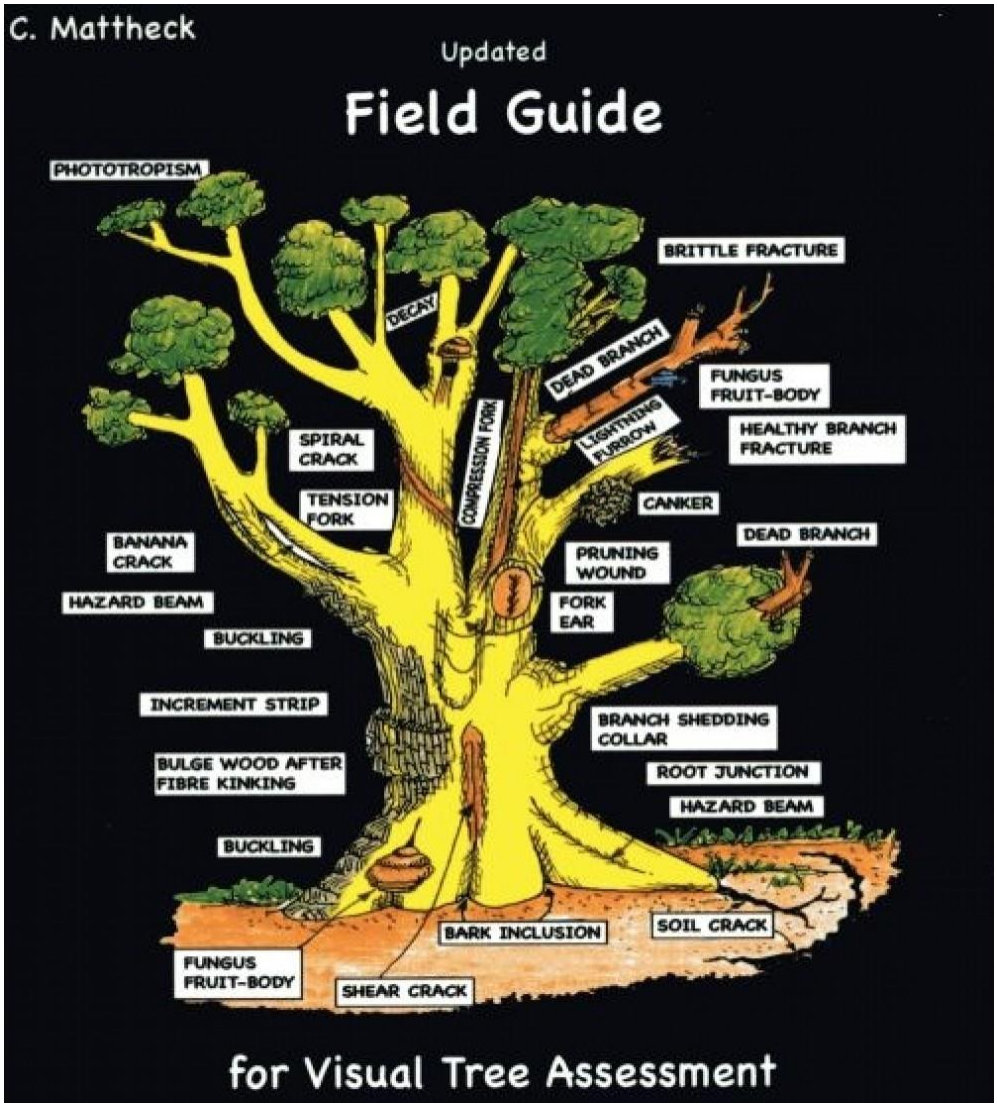

Fig 4 – Visual Tree Assessment Defects (Source: Mattheck)

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6. Recommendations

6.1 Immediate Action

Tree No.	Species	Age Cat	Approx. Height (m)*	Distance to Building (m)*	Ownership	Health & Safety (Tree Condition) Observations	Subsidence Risk Action	Recommended Tree Work
T6	Eucalyptus	A	11	15.2	No 47 Kewferry Road	*Kretzschmaria deusta* present. Weak basal unions. Previously reduced. Difficult to ascertain exact age of tree. Likely not old enough to be protected by the TPO but TPO application advised given uncertainty on age of tree.	Action to Avoid Future Risk	Remove on H & S grounds
Tree Age Category: A = Younger than property; B = Similar age to the property; C = Significantly older than property								

* Estimated

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6.2 Future Risk Tree Works

Tree No.	Species	Age Cat	Approx. Height (m)*	Distance to Building (m)	Ownership	Health & Safety (Tree Condition) Observations	Subsidence Risk Action	Recommended Tree Work
T1	Apple	A	3.8	8	No 47 Kewferry Road	Subject to repeat pruning management. Holly at base obscures full stem.	Action to Avoid Future Risk	Do not allow to exceed current dimensions
T2	Cypress	A	9.5	12	No 47 Kewferry Road	V union at 0.6m. Surface root damage to public highway. No evidence of V union failure and foliage consistent with tree in good health.	Action to Avoid Future Risk	Do not allow to exceed current dimensions
T3	Cypress	A	8.5	3.2	No 47 Kewferry Road	Basal area obscured but good foliar cover. Higher risk tree in terms of subsidence damage but removal likely not possible given TPO.	Action to Avoid Future Risk	Do not allow to exceed current dimensions
T4	Holly	A	5	0.4	No 47 Kewferry Road	Some dieback evident. Basal area obscured. Unlikely to be covered by TPO.	Action to Avoid Future Risk	Consider removal given extreme proximity.
T5	Cypress	A	8	7.6	No 47 Kewferry Road	Established tree with shrubs at base. Likely included within TPO limiting removal options.	Action to Avoid Future Risk	Do not allow to exceed current dimensions
Tree Age Category: A = Younger than property; B = Similar age to the property; C = Significantly older than property								

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Tree No.	Species	Age Cat	Approx. Height (m)*	Distance to Building (m)	Ownership	Health & Safety (Tree Condition) Observations	Subsidence Risk Action	Recommended Tree Work
T7	Aspen/ Goat Willow	A	7	3.4	No 47 Kewferry Road	Coming in to leaf so species not clear. Could be Goat Willow. This tree is not a size whereby it would be included within an AREA TPO made in 1972. Due to species characteristics, size and proximity this tree is an elevated subsidence risk factor.	Action to Avoid Future Risk	Remove & cover to inhibit regrowth.
T8	Cypress	A	9	5.7	No 47 Kewferry Road	Established tree. Potentially included within TPO limiting removal options.	Action to Avoid Future Risk	Do not allow to exceed current dimensions
T9	Cypress (Leyland)	A	13	16.8	No 45 Kewferry Road	Established 3rd party tree.	Action to Avoid Future Risk	Do not allow to exceed current dimensions
T10	Cypress	A	16	200	No 47 Kewferry Road	V unions. Basal area partially obscured. Monitor closely by way of visual inspections (homeowner)	Action to Avoid Future Risk	Do not allow to exceed current dimensions
T11	Willow (Goat)	A	9.5	200	No 47 Kewferry Road	Large limb removal wound on stem. Lean. Monitor/ remove as this wound area will decay.	Action to Avoid Future Risk	Consider removal due to large stem wound and lean. Tree has limited long term retention value.
Tree Age Category: A = Younger than property; B = Similar age to the property; C = Significantly older than property								

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Tree No.	Species	Age Cat	Approx. Height (m)*	Distance to Building (m)	Ownership	Health & Safety (Tree Condition) Observations	Subsidence Risk Action	Recommended Tree Work
T12	Ash	A	9.5	200	No 47 Kewferry Road	Establishing tree but vigilance for Ash Dieback advised given species.	Action to Avoid Future Risk	Do not allow to exceed current dimensions
S1	Photinia	A	3.6	0.7	No 47 Kewferry Road	Established ornamental. Close to property but species characteristics lower risk.	Action to Avoid Future Risk	Do not allow to exceed current dimensions
SG1	Lilac, Ash, Aucuba, Cherry Laurel.	A	5	1.8	No 47 Kewferry Road	Mixed trees and shrubs.	Action to Avoid Future Risk	Consider removing back to provide 3m clearance from building.
SG2	Berberis, Hawthorn, Privet	A	2	0.4	No 47 Kewferry Road	Managed shrubs.	Action to Avoid Future Risk	Consider removing back to provide 3m clearance from building.
SG3	Holly, Cotoneaster, Lilac	A	5	1.8	No 47 Kewferry Road	Mixed trees and shrubs.	Action to Avoid Future Risk	Consider removing back to provide 3m clearance from building.
Tree Age Category: A = Younger than property; B = Similar age to the property; C = Significantly older than property								

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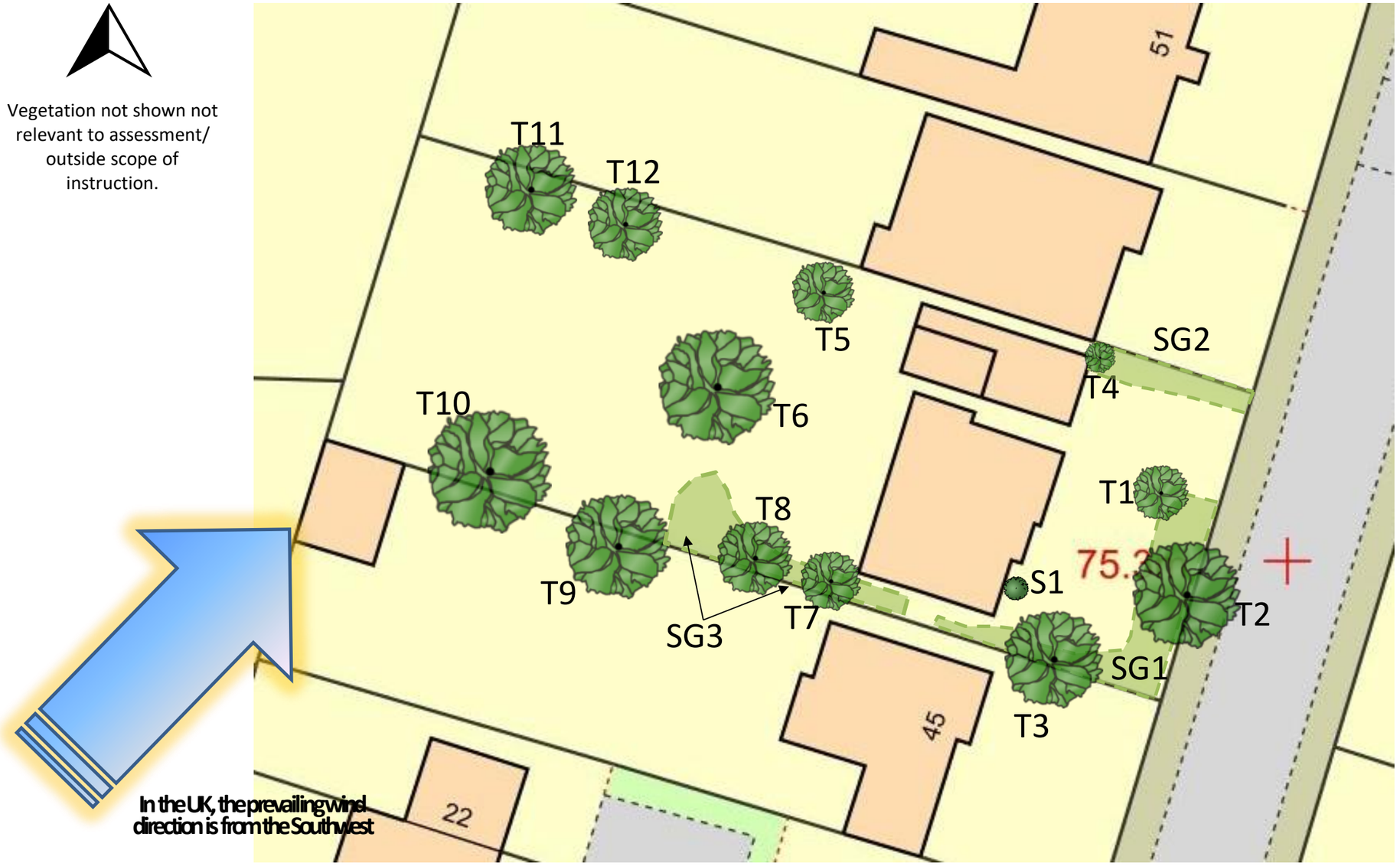
7. Site Plan

Vegetation not shown not relevant to assessment/ outside scope of instruction.



T/TG	Tree/Tree Group
S	Shrub
C	Climber
H	Hedge

Job Reference: 03968R

Site Location:
47 Kewferry Road, Northwood, HA6 2PE

Date: May 2023

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8. Photographs

Image 1 - The property

Image 2 – T3 Cypress

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Image 3 – T5 Cypress

Image 4 – SG3 with T7 & T8 visible

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Image 5 – Basal area of T3 Cypress showing twin stem union from west.

Image 6 – T6 Eucalyptus (canopy). Basal area detail shown in Fig 3.

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9. Limitations

This report is intended as a preliminary appraisal of trees >7.5cm dbh, their health and safety condition where full access was possible. The potential influence on the property now and for a period of 5 years as 'future risk' from tree related subsidence. Recommendations for tree works and future management are made to meet the primary objectives of making trees safe and limiting any soil stability/ subsidence issues to the purchase 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.

The report is on the basis that there is no recorded damage at the time of reporting. Any connection between future structural damage to the property and trees will require the clear identification of shrinkable clay soils below foundation depths, evidence of desiccation, evidence of tree root activity and monitoring to confirm cyclical movement.

The influence of trees on soils and building is dynamic and vegetation in close proximity to vulnerable structure should be inspected annually. The weather has a significant impact on the risk of damage by exacerbating potential subsoil drying. This report is not absolute but is a guide based on the best possible assessment from the data available at the time of reporting. Given the growth potential of trees it should be considered obsolete as guidance 5 years from the date of reporting as it relates to subsidence future risk. Trees can become weakened and die for a variety of reasons so any comments regarding health and safety of the trees are correct at the time of writing only.

The presence of Tree Preservation Orders (TPO) or Conservation Area status must be determined prior to any tree works being implemented, failure to do so can result in fines in excess of £20,000.

A legal Duty of Care requires that any tree 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) *Recommendations for Tree Work*.

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