Trevor Heaps

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Tree Risk Assessment Report

For

ACS International School Hillingdon, 108 Vine Lane

Uxbridge, UB10 0BE

Prepared for ACS International

Prepared by Trevor Heaps BSc, MICFor, M. Arbor.A.

Date: 6th October 2022

Ref: TH 3610

Arboricultural Association Professional Member

Institute of Chartered Foresters Registered Consultant

Summary

This report demonstrates that the trees within the boundaries of ACS International School (Hillingdon) have been visually checked by a suitably qualified tree expert (during a walkover tree survey).

Some tree defects were noted, and remedial works have been specified (and/or specific re-inspection timescales are specified). The remedial works should be implemented as soon as is practically possible or at least within the recommended timescales.

Unless otherwise stated, recommendations are made on the basis that the trees will be re-inspected within 3 years from the date of the last inspection. However, all trees should be inspected after extreme and severe weather events, and in the event of any nearby disturbance that could adversely affect tree stability, such as mechanical excavations or loss of sheltering trees.

Contents

1.0 Introduction

1.1 I am Trevor Heaps, Director of Trevor Heaps Arboricultural Consultancy Ltd. I have experience and qualifications in the field of Arboriculture. Further information is provided in Appendix 1.

1.2 The basic principle in Law is that a tree owner has a duty to take reasonable care to protect those reasonably likely to be affected by their trees.

1.3 Subsequently, a tree owner, or those responsible for the tree(s), must take steps to ensure they are aware of foreseeable risks that may cause harm; and they should take appropriate remedial action to protect those who are reasonably likely to be affected.

1.4 Guidance issued by the Government, the Forestry Commission and the Arboricultural Association advises that a regular tree survey is undertaken by a suitably qualified tree expert. Failure to do so may leave those responsible liable to prosecution.

1.5 Contact details:

Who	Name	Organisation	Details
Arboricultural Consultant	Trevor Heaps	THAC Ltd. 12 Plover Drive, Milford-on-Sea, Hampshire, SO41 0XF	Tel: 07957 763 533 E-mail: trevor@trevorheaps.co.uk
Client		ACS International	
London Borough of Hillingdon - LPA	Tree Officer	The London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW	Tel: 01895 556000 E-mail: trees@hillingdon.gov.uk

2.0 Instruction

2.1 We are instructed to carry out a walkover tree survey to assess the condition of all trees within the boundaries of ACS International School (Hillingdon).

2.2 Based on the data collected during the tree survey, we are to provide a report to make recommendations to manage all identifiable, foreseeable and significant risks.

2.3 The purpose of this report is to demonstrate that the trees have been visually checked by a suitably qualified tree expert and to ensure that all reasonable measures are taken to ensure that persons and property are not at risk of harm from them.

3.0 Statutory tree protection

3.1 According to the Council's website, this site is covered by a Tree Preservation Order (TPO 7, 1967).

3.2 This means that if any tree works are required to the trees covered by the TPO, an application must be made to the LPA.

4.0 Ecological constraints

4.1 The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) provides statutory protection to birds, bats and other species that inhabit trees.

4.2 These animals could impose significant constraints on the timing of any recommended tree works. You are therefore advised to seek advice from a suitably qualified ecologist prior to the start of any tree works.

5.0 The tree survey

5.1 The trees at ACS International School (Hillingdon) were inspected by Trevor Heaps on the 5th October 2022. The weather was fair, and visibility was good.

5.2 The trees were inspected from ground level.

5.3 The trees were inspected using the Visual Tree Assessment (VTA) methodology, developed by Mattheck & Breloer (The Body Language of Trees, 1994).

5.4 Neither root nor soil samples were taken for analysis.

6.0 The trees

6.1 The locations of all trees surveyed are shown on the site plan in Appendix 4. Further information about the trees can be found in appendices 2 & 3.

6.2 To help visualise the general condition of the trees on the site plan, they are colour coded as follows:

- **Tree coloured green – Acceptable** - These are in a normal condition with no significant defects.
- **Tree coloured amber – Be aware** - These are either located in an unsustainable position (a large species of tree close to property for example) or defects have been noted that could lead to future problems. Recommendations are made to remove the tree or the defects or reduce the defects to an acceptable level.
- **Tree coloured red – Take action** - These are hazardous to life and property and cannot be made safe by remedial works alone. These will need to be removed.

7.0 Recommendations

7.1 All recommendations are described in the tree data schedule in Appendix 3.

7.2 Any urgent works are highlighted red. These must be organised as a matter of urgency and carried out as soon as possible.

7.3 If lower priority works have been recommended, they are highlighted green, and should be carried out within the given timescales.

7.4 If re-inspection timescales (other than every 3 years) are specified, these are highlighted yellow.

8.0 Signature

8.1 This report represents a true and factual account of all potential arboricultural issues and makes recommendations for appropriate remedial action within the boundaries of ACS International School (Hillingdon).

Signed

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Trevor Heaps
Chartered Arboriculturist
BSc (Hons), MArborA, MICFor.

Dated

6th October 2022

Appendix 1 - Professional résumé

I am Trevor Heaps, director of Trevor Heaps Arboricultural Consultancy Ltd. I am a Chartered Arboriculturist, a Professional Member of the Arboricultural Association (AA) and hold a First-Class Honours Degree in Arboriculture.

Professional training

- Arboriculture and Bats: Scoping Surveys for Arborists (BCT & AA) – October 2017
- Tree Science (AA) – June 2016
- OPM (Oak Processionary Moth) Training (FC) – May 2016
- Visual Tree Assessment (Arboricultural Association) - October 2015
- Trees and the Law (Dr Charles Mynors) - June 2015
- Mortgage (Home Buyers) Report Writing (LANTRA / CAS) - February 2015
- Tree Preservation Orders - effective application (LANTRA / CAS) - November 2014
- Professional Tree Inspection 3-day course (LANTRA / AA) - July 2014
- Arboricultural Consultancy Course (AA) - May 2014
- Further down the subsidence trail 1-day course (AA) - April 2013
- Getting to grips with subsidence 1-day course (AA) - November 2012

AA – Arboricultural Asscociation

BCT – Bat Conservation Trust

CAS – Consulting Arborist Society

FC – Forestry Commission

Appendix 2 - Tree data schedule

Ref	Species	VTA	Comments	Recommendations	Priority	When to reinspect
T1	Acer pseudoplatanus (Sycamore)	1	Twin-stemmed at base. Tight forks noted.	No works required at present.	N/A	3 years
T2	Aesculus hippocastanum (Horse Chestnut)	1	Cavity at 4m	No works required at present.	N/A	12 months
T3	Cedrus atlantica 'Glauca' (Blue Atlas Cedar)	2	Struck by lightning in past. Wounds at main break sealing well, but noticed (potentially) Phaeolus schweinitzii fruiting bodies. Stem sounded hollow beneath. Crown parts that overhang potential target areas are 'relatively' small	Carry out resistograph test to check level of decay AND/OR fence off from pedestrians. Light pruning may also be an option to reduce crown weight.	Within 12 months	12 months
T4	Robinia pseudoacacia (Acacia)	1	30 degree lean towards access road (measured at eye level with iPhone)	No works required at present.	N/A	12 months
T4.1	Crataegus monogyna (Hawthorn)	1	Sparse. Die-back in crown.	Re-assess in 12 months	N/A	12 months
T4.2	Acer pseudoplatanus (Sycamore)	1	Minor die-back in crown.		N/A	12 months
T4.3	Prunus avium (Wild Cherry)	1	Sparse. Die-back in crown.	Re-assess in 12 months	N/A	12 months
T5	Acer pseudoplatanus (Sycamore)	1	Old stem removed at base in past. Decay forming at the old wound, but does not appear to be affecting the remaining stem	No works required at present.	N/A	12 months
T6	Taxus baccata (Yew)	1	Tight forks, but normal for species	No works required at present.	N/A	3 years
T7	Acer pseudoplatanus (Sycamore)	1	Located at back of linear group, and hard to assess.		N/A	12 months
T8	Taxodium distichum (Swamp Cypress)	1	Braced		N/A	3 years
T9	Taxus baccata (Yew)	1	Sparse.	No works required at present.	N/A	12 months
T10	Taxus baccata (Yew)	1	Sparse. Large bark wound. Sealing well	No works required at present.	N/A	3 years
T10.1	Fraxinus excelsior (Ash)	1	Likely to be affected by Ash die-back in the near future. Large limbs overhanging courts. Appears to be a small cavity near the branch union.	Check annually for symptoms of Ash die back.	N/A	12 months
T11	Betula pendula (Silver Birch)	1	Limb lost in past, wound sealing well	No works required at present.	N/A	12 months
T12	Taxus baccata (Yew)	1	Leaning onto corner of courts, but top of tree is correcting itself. Leaning at 50 degrees (measured with iPhone at eye level).	No works required at present.	N/A	12 months
T13	Quercus robur (Common Oak)	2	Very large old tree located next to footpath. Several old wounds and cavities scattered throughout main limbs and scaffold branches. Hard to assess all from ground. Recent aerial inspection noted several areas of decay in scaffold limbs.	Crown reduce tree by 4-5m all-round AND/OR re-direct footpath so that it no longer passes beneath the crown (as recommended in 2021)	Within 12 months	12 months
T14	Salix caprea (Goat Willow)	1	Collapsed and re-growing, but low target area	No works required at present.	N/A	3 years
T15	Cedrus atlantica 'Glauca' (Blue Atlas Cedar)	2	Collapsing limbs, but fenced off. Main upper stem is at moderate risk of failing in the future due to increased wind exposure.	Reduce main upper part of crown by 4-5m to reduce weight (as recommended in 2020 and 2021).	Within 3 months	12 months

Ref	Species	VTA	Comments	Recommendations	Priority	When to reinspect
T16	Pyrus (Pear)	1	Twin-stemmed. One stem part-fallen.	No works required at present.	N/A	12 months
T17	Quercus robur (Common Oak)	2	Very large old tree located next to footpath. Old fruiting bodies at base. Large cavity at 5m, braced. Major deadwood over footpath. Resistograph test carried out early 2021.	Remove deadwood and crown reduce by 4-5m all round to reduce weight of crown AND/OR re-direct footpath so that it no longer passes beneath the crown (as recommended in 2021)	Within 12 months	12 months
T18	Tilia X europaea (Common Lime)	1	Lapsed pollard. Epicormics.	Remove epicormics from base of tree and re-inspect for defects.	Within 3 months	12 months
T19	Sequoiadendron giganteum (Wellingtonia)	1	Braced	No works required at present.	N/A	12 months
T20	Cedrus deodora (Deodar Cedar)	1		No works required at present.	N/A	12 months
T20.1	Cedrus atlantica 'Glauca' (Blue Atlas Cedar)	1	A couple of small limbs have recently snapped out and are hanging, but only over the fenced off area.	No works required at present.	N/A	3 years
T21	Quercus ilex (Holm Oak)	1	Tight forks noted.	No works required at present.	N/A	3 years
T21.1	Cedrus deodora (Deodar Cedar)	2		Remove.	Within 12 months	N/A (to be removed)
T22	Taxus baccata (Yew)	1	Major bark wounding on stem (sealing).	No works required at present.	N/A	3 years
T22.1	Buxus sempervirens (Box)	2	Dead and leaning	Remove or coppice	Within 12 months	N/A (to be removed)
T23	Tilia X europaea (Common Lime)	1	Cavity from old tear out wound at 4m. Wound sealing well. Chicken of woods fungus may have colonised wound (yellow fungus on stem noted by Simon)	Re-assess in 12 months.	N/A	12 months
T24	Tilia X europaea (Common Lime)	1	Lapsed pollard, decay and Ganoderma evident. But small crown and low target area. Maintain by regular re-pollarding (not needed at present).	Re-assess in 12 months.	N/A	12 months
T25	Quercus ilex (Holm Oak)	2	Crown reduced in past. Ganoderma noted at base. Resistograph test carried out early 2021. Crown has deteriorated since and is now very sparse. High use area close to classrooms.	Remove and replace or heavily prune \ pollard	Within 12 months	12 months
T26	X Cupressocyparis leylandii (Leyland Cypress)	1	Coryneum canker noted throughout crown. Tree in slow terminal decline, but ok for now.	Re-assess in 12 months.	N/A	12 months
T27	Acer pseudoplatanus (Sycamore)	2	Multi-stemmed at base. Has been partly braced in upper crown, but needs further bracing.	Brace stem on car park side to the stems at rear with 2 new braces, so all three upper stems are braced (as recommended in 2020 and 2021)	Within 3 months	12 months
G27.1	X Cupressocyparis leylandii (Leyland Cypress)	2	Line of three trees. Relatively healthy, but they could cause subsidence	Consider removing	Within 3 years	3 years
T28	Taxus baccata (Yew)	1	Ivy (heavy covering). Sparse. Declining due to recent	No works required at present.	N/A	12 months

Ref	Species	VTA	Comments	Recommendations	Priority	When to reinspect
			ground works (used to be surrounded by soft landscaping). Pruning may re-invigorate crown.			
T30	Taxus baccata (Yew)	1	Sparse. Declining due recent ground works (used to be surrounded by soft landscaping). Pruning may re-invigorate crown.	No works required at present.	N/A	12 months
T30.1	Prunus cerasifera 'Pissardii' (Purple-leafed Plum)	1	Old tear-out wound noted. Possibly infected by chicken of woods.	Re-assess in 12 months	N/A	12 months

Appendix 3 - Tree data schedule explanatory notes

This section explains the terms used in the **Tree data schedule** (Appendix 2).

Ref: Each item of vegetation has its own unique number prefixed by a letter such that:

T1=Tree **S2**=Shrub or stump **G3**=Group **H4**=Hedge **W5**=Woodland

Species: Common names are given (with Latin names given in brackets)

VTA – Visual Tree Assessment

1 (tree coloured green) – No issues noted (at present) - These trees are considered to be in good condition / acceptable location with no significant defects noted

2 (tree coloured amber) – Be aware - These trees are either located in an unsustainable position (a large species of tree close to property for example) or defects have been noted that could lead to future problems. Recommendations may be made to remove the tree or the defects or reduce the defects to an acceptable level

3 (tree coloured red) – Take action - These trees are considered to be hazardous to life and property and cannot be made safe by remedial works alone. These trees will need to be removed

Comments: Tree form and pruning history are recorded along with an account of any significant defects

Recommendations: These are based on any defects observed and intended to ensure that the tree is maintained in an acceptable condition.

Priority: Depending upon the threat posed by the tree, and the likelihood of failure, any recommendations made should be carried out within the prescribed timescales.

When to reinspect: An interval of 6 months, 1 year, 1.5 years, 3 years or 5 years is allocated before the next inspection is due.

Appendix 4 - Site Plan

Aerial photo showing the approximate locations of the tree/s (Google Earth background). See Appendices 3 & 4 for an explanation of the colours used.

Tree Survey Legend

No issues noted - These trees are currently considered to be in an acceptable location and condition with no significant defects noted

Be aware - These trees are either within (current or potential) influencing distance of property or defects have been noted that could lead to future problems.

Take action - These trees are considered to be hazardous to life and property and cannot be made safe by remedial works alone. These trees will need to be removed

Note: Trees are depicted by a coloured stem and circular green crown. Hedges and groups are depicted as coloured polygons