



Ecology
Arboriculture
GIS and Mapping
Landscape Architecture

Tree Condition Survey Report (VTA)

Site: Clare House Care Home, 176 Harefield Road, Uxbridge
UB8 1PP

Client: Bupa

Document Control Sheet

<i>Title</i>	Tree Report: Tree Condition Report (VTA)		
<i>Client</i>	Bupa		
<i>Site Name</i>	Clare House Care Home, 176 Harefield Road, Uxbridge UB8 1PP		
<i>GC Document Reference</i>	TBC		
<i>Author</i>	Grady Edgington Trainee Arboricultural Surveyor, GC Professional Services E: Grady.Edgington@ground-control.co.uk Ground Control Limited, Kingfisher House, Radford Way, Billericay, Essex, CM12 0EQ www.ground-control.co.uk		
<i>Reviewed</i>	Kevin Slezacek DipArb. MArborA. MCIHort Head of Arboricultural Consultancy, GC Professional Services		
<i>Issue Status</i>	Issue	Date	Status
	1	13/04/2026	Final
			-
<i>Disclaimer</i>	<p><i>The recommendations contained in this report represent Ground Control's professional opinions, in exercising the duty of care required of a suitably experienced and qualified Arboricultural Surveyor/ Arboricultural Consultant.</i></p> <p><i>All data recorded and recommendations made are based on observable factors present at the time of inspection. Inspections consist of a ground based visual inspection only. Where access to conduct a full inspection is not possible due to reasons such as vegetation, topography, fencing or other situations that the surveyor feels are unsafe, the Arboriculturist will make appropriate notes within the survey schedule.</i></p> <p><i>As dynamic living organisms, trees can change over time. Therefore, the observations and recommendations provided in this report should be considered valid for a maximum period of 12 months, unless specified otherwise by the Arboriculturist. Additionally, it is advisable to inspect trees after a significant, strong wind event to ensure their continued health and safety.</i></p> <p><i>The report has been prepared by Ground Control Ltd for the sole and exclusive use of the client and for the specific purpose for which Ground Control has been commissioned.</i></p> <p><i>Ground Control accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.</i></p> <p><i>Use of the Report by any other person is unauthorised and such use is at the sole risk of the user.</i></p>		

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1.0 Executive Summary

- 1.1 The tree survey was undertaken on the 10th of April 2026 by Ben Beaumont, Ground Control’s Arboricultural Surveyor at Clare House Care Home, 176 Harefield Road, Uxbridge UB8 1PP ; hereafter referred to as the ‘site’.
- 1.2 A summary of the tree work actions required from this survey alongside a summary of the site’s tree stock species composition is included below. Detailed information of required tree works for this site can be found within section 4.0 of this report.

Inspection Records:		30
Action Records:		1
Action Priorities <i>The table provides a collated summary of the recommended tree work actions in relation to the 'Action Priority' timeframes.</i>	IMMEDIATE/ URGENT	0
	Within 3 months	0
	Within 6 months	0
	Within 12 months	1

Table 1 – Tree Works Actions Summary Table

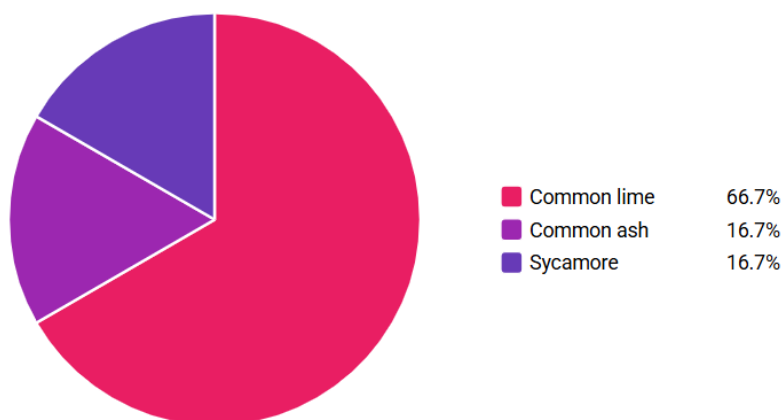


Diagram 1 – Species Composition Across the Site

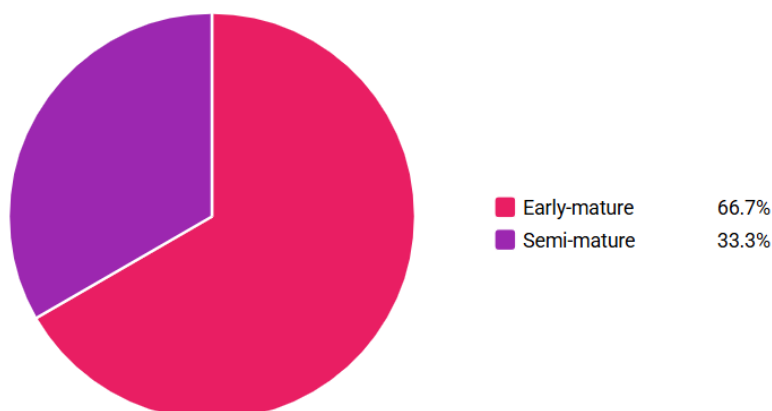


Diagram 2 – Tree Age Class Across the Site

2.0 Introduction

- 2.1 Ground Control Ltd were instructed by Bupa to undertake a Visual Tree Assessment (VTA) of all trees within the boundaries of the site.
- 2.2 The owner of land on which a tree or trees stand has a legal duty of care under the Occupiers' Liability Act 1957 and generally under the Health and Safety at Work Act 1974, to ensure people using the site (whether invited or not) are not exposed to tree related hazards that may present a risk to their health and safety or their property. This duty requires tree owners to take reasonably practicable steps to avoid foreseeable risk, including inspections of trees and the implementation of works where deemed necessary.
- 2.3 The purpose of this report is to assess the current condition of trees and significant vegetation within the site and to make recommendations for works based upon the risks of causing harm or damage to persons, property or equipment located at the site address.

3.0 Tree Survey & Methodology

- 3.1 The tree survey was undertaken on the 10th of April 2026 by Ben Beaumont, Lantra PTI, Arboricultural Surveyor for Ground Control.
- 3.2 The trees have been assessed from ground level only using the Visual Tree Assessment methodology and assessed with regards to:
- Structural Condition
 - Current H&S Implications
 - Recommendations for Remedial Works
 - Priority for Works & Indicative Cost Implications
- 3.3 A total of 30 records including 19 tree(s) and 11 group(s) have been inspected. The detail of these inspections can be found within the tree survey schedules in Appendix A and their locations shown on the tree survey plans enclosed within Appendix B.
- 3.4 Tree data inventory records species, height banding, stem diameter banding, age class, condition, structural defects, and recommendations for remedial work. Where possible the number of trees and species found within groups and woodland areas have been recorded. Approximate numbers have been used where access was not possible.
- 3.5 Trees with a stem diameter over 300mm and located within ‘High’ and ‘Medium’ risk zones have been tagged as part of this survey to aid identification for site staff.
- 3.6 Recommendations for remedial work are set out within the following Action Priority Class categorisation & time limits (Table 2).

Work Action Priority Class Categorisation		
Work Priority	Time Limits <i>(As detailed on survey schedule)</i>	Details
URGENT	IMMEDIATE	Separate to this report all urgent work (immediate) has been phoned / emailed through immediately to the client
HIGH	Within 3 Months	Risk Of Imminent Harm
MEDIUM	Within 6 Months	Risk of non-imminent harm posed by trees
LOW	Within 12 Months	Risks not requiring a response in the near future

Table 2 – Work Action Priority Class Classifications in line with NTSG guidance 2024

3.7 The location of trees have been categorised as High (Red), Medium (Orange) or Low (Green). This is determined by accessibility to the general public and frequency of use. If the client has not provided risk zone maps specific to each site, then categorisation is based solely on the Arboricultural Surveyor's discretion from observations gained during the site visit only. Guidelines for this subject come from Common Sense Risk Management of Trees - National Tree Safety Group (NTSG). Due consideration has been given to the principles set out below:

- Public impact - Numbers of public using site.
- Site usage - Location of roads, footpaths, buildings
- Business Risk - Risk of damage to property

Site Risk Zone Classifications	
HIGH	Adjacent property including gardens, parks or schools, public roads and footpaths, car parks. Buildings, infrastructure, or plant. Any internal access roads or footpaths leading to buildings or infrastructure used on a regular basis.
MEDIUM	Internal access roads and footpaths used on a limited basis, open grassland.
LOW	Woodlands with limited access or fenced inaccessible areas with no surrounding targets.

Table 3 – Site Risk Zone Definitions

3.8 It is recommended that upon receipt of this report the client reviews the survey schedule and mapping to check that the survey area, risk zones/ hazard classes noted by the Arboricultural Surveyors are in line with clients' own views of that site. Ground Control cannot be held liable for any incorrect categorisation of risk/hazard zones or extent of the survey area.

4.0 Conclusions and Recommendations

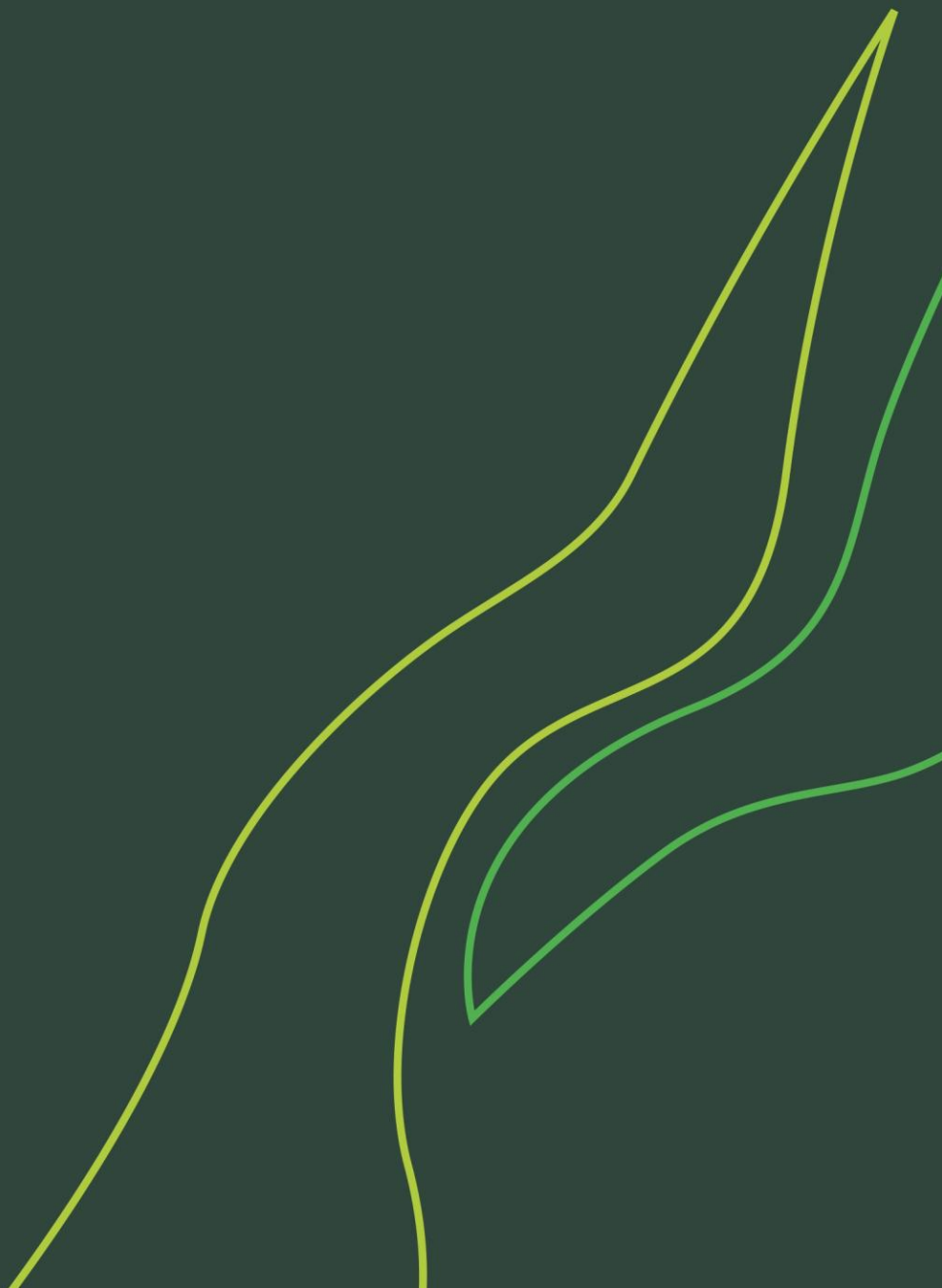
Recommended Tree Works:

- 4.1 A total of 30 survey inspections were recorded from which a total of 1 tree work action has been recommended. A summary of the tree work actions recommended for the site are set out in Appendix C with photographic records in Appendix D, where appropriate.
- 4.2 All tree works specified within this report should be conducted in accordance with BS 3998:2010 by suitably skilled, experienced, and qualified operatives that are Arboricultural Association Approved Contractors.
- 4.3 Prior to the completion of any tree works the contractors should check for statutory tree protection and obtain the necessary permissions where required. This should include but not be limited to Tree Preservation Orders, Conservation Areas, and any requirements for Forestry Commission Felling Licenses where relevant.
- 4.4 Any works to third party trees will require written consent from the tree owner except those branches that apply to common law and overhanging branches without access into tree.
- 4.5 It is recommended that tree works are undertaken outside of the bird nesting season (March to September inclusive). Where works are undertaken during this period appropriate checks should be made prior to commencement by a suitably trained and competent individual.

Recommended Re-Survey:

- 4.6 Due to the intensity of site usage, it is recommended that trees are inspected annually, or after a significant, strong wind event or as per surveyor recommendation regarding specific trees.

Appendix A – Tree Survey Schedule



Tree Survey Schedule																			
Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Ecological Considerations	Target	Risk Zone	Access	Ownership	
1		Cider gum	Eucalyptus gunnii	0-5m	800	Mature	Good	Good	2026- both stems reduced to 3m stumps.	No Visible Issues or Defects	Co-dominant Stem	Low Branches	None Observed	None Observed	Open space, Garden	High	No access - crown health only assessed	Third party	
2	753	Sycamore	Acer pseudoplatanus	11-15m	290	Semi-mature	Fair	Fair	New storage shed has been installed in rooting area of tree. Evidence of root severance visible.	Root Severance	Multi-Stem, Ivy - Insignificant	Previously Reduced	None Observed	None Observed	Building, Garden, Seating, Shed	High	Good	Client	
3	754	Common ash	Fraxinus excelsior	5-10m	400	Semi-mature	Fair	Fair	Approximate measurement taken for dbh. New shed had been installed in rooting area of tree. Root severance visible. Crown is approximately 30cm clear of neighbouring property. Crown had been pruned in selected areas overhanging neighbouring property. Forked at approximately 1.7m from ground level	Root Severance	Forked, Ivy - Significant (limits assessment)	Crown Close to Building and/or Infrastructure, Pruning Wound	None Observed	None Observed	Building, Garden, Seating, Shed	High	Good	Client	
4		Common hazel	Corylus avellana						Unable to locate, assumed to have been removed to create new paved area.									Client	
5		Apple	Malus domestica						Unable to locate, assumed to have been removed to create new paved area.									Client	
6		Plum	Prunus domestica	0-5m	50	Semi-mature	Good	Good	Tree has been reduced to 1m in height. Woolly aphid visible on stem.	None Significant	No Visible Issues or Defects	None Significant	Woolly aphid	None Observed	Open space, Garden	Low	Good	Client	
7	755	Weeping willow	Salix x sepulcralis 'Chrysocoma'	5-10m	430	Early-mature	Good	Fair		None Significant	No Visible Issues or Defects	Previously Pollarded	None Observed	None Observed	Garden, Seating	High	Good	Client	
8	756	Weeping willow	Salix x sepulcralis 'Chrysocoma'	16-20m	620	Mature	Good	Fair	Crossing branches on South West Side of upper crown - the 2 branches fuse together at the end to form a single growth point	None Significant	Ivy - Insignificant	Crossing/Rubbing Branches, Recently Reduced	None Observed	None Observed	Building, Garden, Seating	High	Good	Client	
9		Horse chestnut	Aesculus hippocastanum	0-5m	60	Young	Good	Fair	Leading stem has snapped off- good leaf flush visible	None Significant	Decay on Stem	Lost leader	None Observed	None Observed	Open space	Medium	Good	Client	
10	757	Common lime	Tilia x europea	16-20m	640	Early-mature	Good	Fair	Forked at approximately 5m from ground level- Minor bark inclusion noted	Suckering/basal growth	Included Fork	None Significant	None Observed	None Observed	Building	High	No access to base/stem	Client	
11	758	Common lime	Tilia x europea	16-20m	630	Early-mature	Good	Fair	Forked at approximately 5m from ground level	No Visible Issues or Defects	Forked	None Significant	None Observed	None Observed	Building, Open space, Garden	High	Good	Client	
12	759	Common lime	Tilia x europea	16-20m	530	Early-mature	Good	Fair	Forked at approximately 6m from ground level. Occluding flush cut at 2m agl.	No Visible Issues or Defects	Forked, Occluding Tissues/Wood, Pruning Wounds- Occluding	None Significant	None Observed	None Observed	Building	High	Good	Client	
13	760	Common lime	Tilia x europea	16-20m	630	Early-mature	Good	Good	Compression fork at approximately 5m from ground level further fork approximately 6m from ground level	No Visible Issues or Defects	Forked, Compression Fork	Minor Dead Wood Under 50mm Diameter	None Observed	None Observed	Building	High	Good	Client	
14	761	Common lime	Tilia x europea	16-20m	470	Early-mature	Fair	Fair	Bird box attached to stem	No Visible Issues or Defects	Item Stuck On or In, Epicormic growth	None Significant	None Observed	Bird box	Building	High	Good	Client	
15	762	Common lime	Tilia x europea	16-20m	500	Early-mature	Good	Fair	1 short section (50cm long) of major deadwood in upper crown overhanging grass area - appears stable	No Visible Issues or Defects	Epicormic growth	Major Dead Wood Over 50mm Diameter	None Observed	None Observed	Building, Open space	High	Good	Client	
16		Monterey cypress	Cupressus macrocarpa	5-10m	210	Semi-mature	Fair	Good		None Significant	No Visible Issues or Defects	Suppressed Crown, Foliage - Defoliated	None Observed	None Observed	Building	High	Good	Client	
17		Monterey cypress	Cupressus macrocarpa	5-10m	160	Semi-mature	Fair	Good		None Significant	No Visible Issues or Defects	Suppressed Crown	None Observed	None Observed	Building	High	Good	Client	
18		Monterey cypress	Cupressus macrocarpa	0-5m	150	Semi-mature	Fair	Fair	Foliage browning, like due to cypress aphid.	None Significant	No Visible Issues or Defects	Suppressed Crown	Cypress aphid	None Observed	Open space	Medium	Good	Client	
19		Sycamore	Acer pseudoplatanus	5-10m	80	Young	Good	Good		None Significant	No Visible Issues or Defects	None Significant	None Observed	None Observed	Garden	Medium	Good	Client	

Tree Group Survey Schedule																				
Group ID	Tag No	Common Name	Scientific Name	Number of Trees	Tree Height (bands)	Stem Diameter (bands)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Ecological considerations	Target	Risk Zone	Access	Ownership	
1	0478-0752	Sycamore, Common yew	<i>Acer pseudoplatanus</i> , <i>Taxus baccata</i>	8	11-15m	150-300mm	Early-mature	Good	Fair	Congested group of trees on garden boundary. Small number of young yew also in group. Significant ivy restricting visibility of one tree to the west of the group. Minor deadwood overhanging garden. Bases not visible due to old ivy stumps. No signs of dieback or stress visible in the crown.	None Significant	Ivy Covered Stem, Multi-Stem	Minor Dead Wood Under 50mm Diameter, Pruning Wound	None Observed	Dray, None Observed	Building, Open space	High	No access to base/stem	Client	
2		Sycamore, Common hazel	<i>Acer pseudoplatanus</i> , <i>Corylus avellana</i>							Reduced to 50cm stumps.									Client	
3		Lawson cypress	<i>Chamaecyparis lawsoniana</i>							Trees no longer visible									Third Party	
4		Leyland cypress	<i>Cupressus x leylandii</i>		0-5m	0-150mm	Semi-mature	Good	Fair	Well maintained	No access	No Visible Issues or Defects	None Significant	None Observed	Potential Bird Habitat	Footpath	High	No access to base/stem	Client	
5		Sycamore	<i>Acer pseudoplatanus</i>	2	16-20m	450-600mm	Early-mature	Good	Fair	No access to bases, located behind fencing.	No access	None Significant	None Significant	None Observed	None Observed	Building	High	No access - crown health only assessed	Client	
6		Sycamore, Leylandii	<i>Acer pseudoplatanus</i> , <i>Cupressocyparis</i>	3	5-10m	150-300mm	Semi-mature	Good	Fair		None Significant	None Significant	None Significant	None Observed	None Observed	Building, Open space	High	Good	Client	
7		Leylandii	<i>Cupressocyparis</i>	Approximately 30	0-5m	150-300mm	Semi-mature	Good	Good	Hedgerow around perimeter of garden	No access	No Visible Issues or Defects	None Significant	None Observed		Garden	Medium	No access to base/stem	Client	
8		Mixed species	Mixed species	Approximately 4	0-5m	0-150mm	Semi-mature	Good	Fair	Shrub bed	No access	None Significant	None Significant	None Observed		Car park	High	No access to base/stem	Client	
9		Sycamore, Leylandii, Common ash, Turkey oak	<i>Acer pseudoplatanus</i> , <i>Cupressocyparis</i> , <i>Fraxinus excelsior</i> , <i>Quercus cerris</i>	6	0-5m	0-150mm	Semi-mature	Good	Fair	Dense thicket of mixed species	No access	No Visible Issues or Defects	None Significant	None Observed	Potential Bird Habitat	Car park	High	No access to base/stem	Client	
10		Common hazel, Common yew	<i>Corylus avellana</i> , <i>Taxus baccata</i>	Approximately 50	0-5m	0-150mm	Semi-mature	Good	Good	Hedgerow	No access	None Significant	None Significant	None Observed	None Observed	Car park, Footpath	High	No access to base/stem	Client	
11		Common yew	<i>Taxus baccata</i>	Approximately 30	0-5m	0-150mm	Semi-mature	Good	Good	Hedgerow	No access	No Visible Issues or Defects	None Significant	None Observed		Car park, Footpath	High	No access to base/stem	Client	

Appendix B – Tree Survey Plans





LEGEND

-  Tree
-  Tree Group
-  Site Boundary



Ground Control Ltd., Kingfisher House, Radford Way, Billericay, Essex, CM12 0EQ
T: 01277650 697 E: info@ground-control.co.uk www.ground-control.co.uk

Client

BUPA

Project (Address)

**Clare House Care Home, 176 Harefield Road,
Uxbridge UB8 1PP**

Figure No.

Site Layout Plan

GC Project ID

TBC

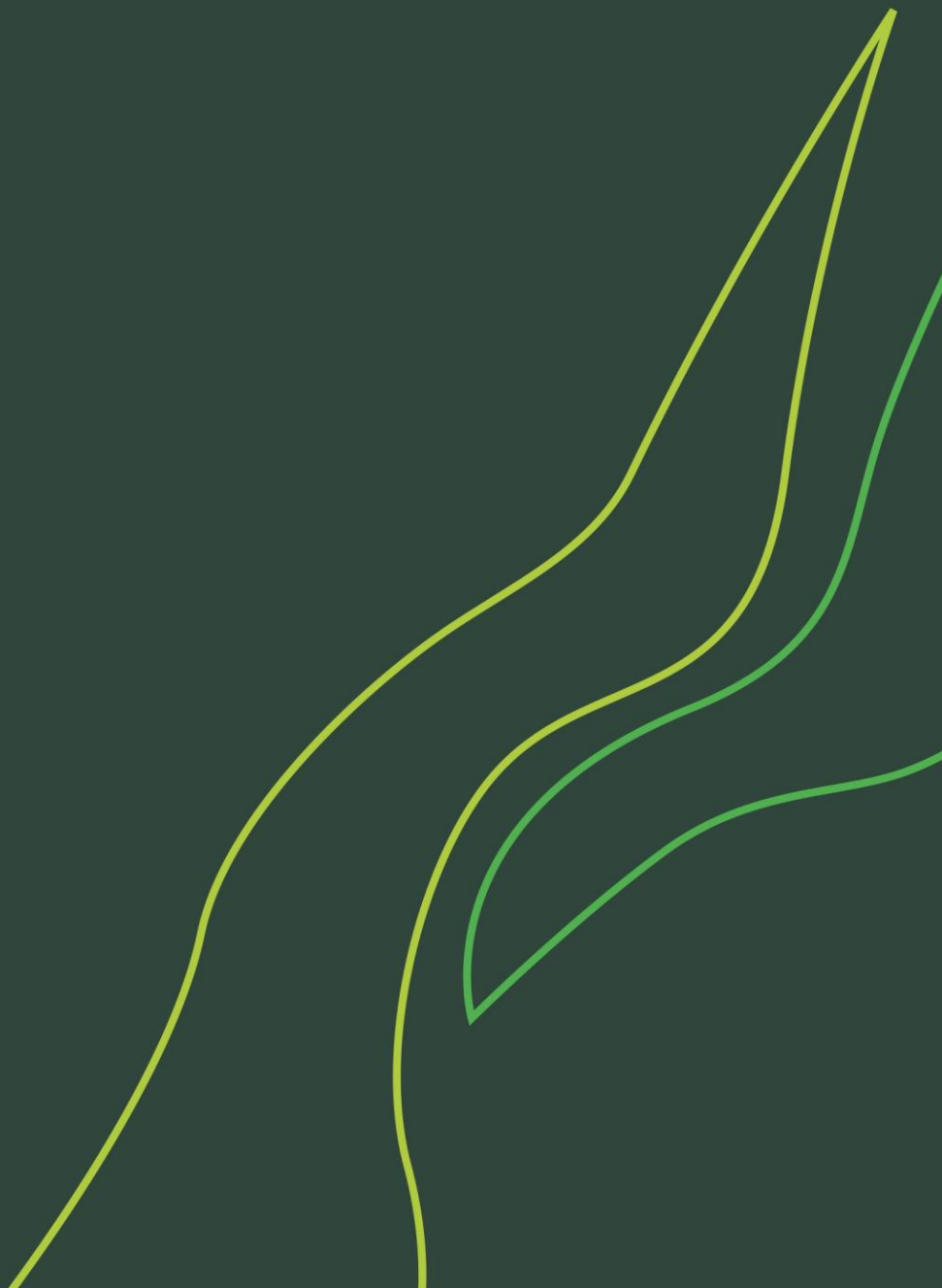
Issue Date

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Notes:

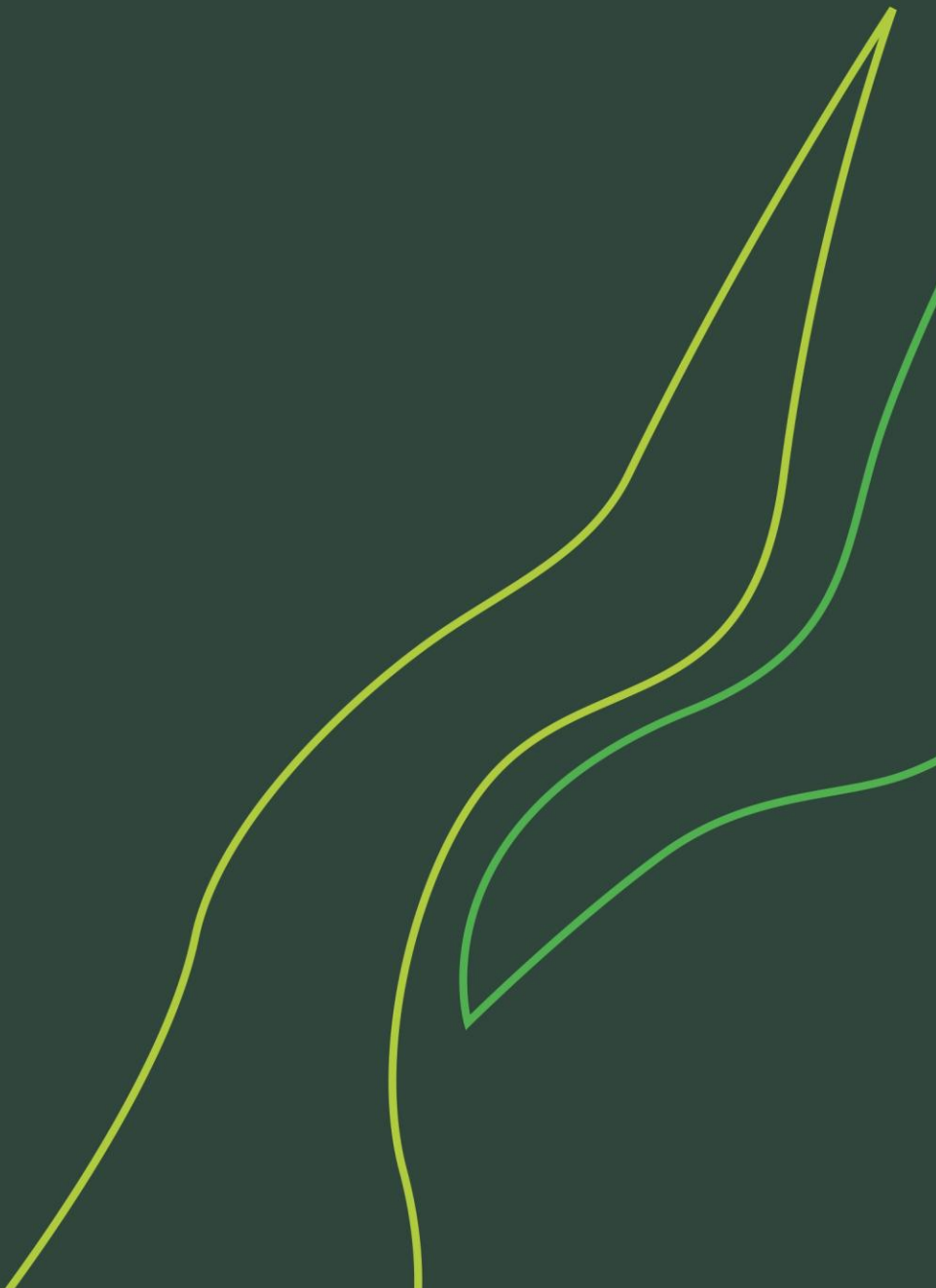
1. © This drawing is the copyright of Ground Control Ltd and cannot be reproduced in any form without express consent of the company.
2. Tree positions are approximate only and based upon mobile GPS and/or site features.
3. Do not scale off this drawing. All written dimensions are to be checked on site prior to commencing works.
4. All discrepancies, errors or omissions are to be reported for clarification before proceeding.

Appendix C – Tree Work Recommendations



Tree / Group ID	Common Name	Work Task	Work Priority	Description	Tag No
10	Common lime	Remove Basal and Epicormic Growth up to 2.5m	Within 12 Months	Remove basal epicormic to facilitate proper inspection of the base.	757

Appendix D – Photographs



Common lime Tree ID #10

176 Harefield Road

Tree Details

Common Name: Common lime

Scientific Name: *Tilia x europea*

Genus: *Tilia*

Tree Height [m]:

Number of Stems:

Stem Diameter [mm]: 640

(N) Branch Spread [m]:

(E) Branch Spread [m]:

(S) Branch Spread [m]:

(W) Branch Spread
[m]:

Height of First
Significant Branch [m]:

Height of Canopy
Above Ground Level
[m]:

Physiological
Condition: Good

Structural Condition: Fair

Quality Category:

Quality Sub-Category:

Status: Alive

Comments:

Recommendations:

Tree Location

Address: 176 Harefield Road

City:

Land Use:

Longitude: -0.472783

Latitude: 51.556358

[Photos](#) [Street View](#) [Map View](#)



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Ecology
Arboriculture
GIS and Mapping
Landscape Architecture

Ground Control Limited
Kingfisher House
Radford Way
Billericay
Essex
CM12 0EQ

T: 01277 650 697

E: info@ground-control.co.uk

www.ground-control.co.uk