Visual Tree Assessment & Arboricultural Report

The Charter Building, Vine Street, Uxbridge, UB8 1JG

Client: Cushman & Wakefield

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Ground Control® Professional Services

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Document Control Sheet:

Scope:	Visual Tree Assessment & Arboricultural Report
Our Reference	J200662
Tender number	E20-1327
Site Name:	The Charter Building
Site Address:	The Charter Building, Vine Street, UXBRIDGE, UB8 1JG
Client:	Cushman & Wakefield
Author (Arboricultural Consultant / Surveyor):	Kenny McMullan, *Tech.Arbor.A* *Arboriculturist*
Survey Date(s):	01/09/2020
Reviewed:	Kenny McMullan, *Tech.Arbor.A* *Arboriculturist*
Report Status:	Final
Report Issue Date:	07/09/2020

Disclaimer:

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 Arboriculturist Surveyor / Arboricultural Consultant. 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 carry out 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.The mitigation recommendations, or any other conclusions do not preclude the possibility of failure from undetected conditions, weather events, or other acts of man or nature. Trees can unpredictably fail even if no defects or other conditions are present. Ground Control can make no warranty or guarantee whatsoever regarding the safety of any tree, trees, or parts of trees.

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Executive Summary

Client representative	*Christine Stanyon*
Client	*Cushman & Wakefield*
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Contact number	*07955 854018*
Arboricultural Surveyor:	*Kenny McMullan Tech.Arbor.A*
07850 722839	*kenny.mcmullan@ground-control.co.uk*
Survey Date(s):	*01/09/2020*
Inspection Records:	*26*
Recommended Remedial Action Records:	*4*

*Legislation and policies are now putting greater ownership and duty of care on landowners and those who have control over the tree's management. Ground Control has been commissioned by Client to undertake a tree condition survey at the above site which ensures the Client is proactively working towards meeting their duties in this regard. *Annex F*

As part of the tree condition survey recommendations have been made for remedial tree works to some of the surveyed tree stock. Full details of the recommended tree works can be found within the tree survey report (Annex B); however the table below provides a collated summary of the recommended tree works in relation to the 'Action Priority' timeframes. Ground Control is happy to manage the delivery of these tree works.

Recommended remedial tree works actions cost summary in relation to 'Hazard Class' & 'Action Priority':

		Hazard Class		
		High	**Medium**	**Low**
Action Priority	*Urgent*	£0.00	£0.00	£0.00
	Within 1 - 3 months	£0.00	£0.00	£0.00
	Within 3 - 6 months	£0.00	£0.00	£0.00
	Within 6 - 12 months	£0.00	£0.00	£0.00
	Within 12 - 18 months	£3,000.00	£0.00	£0.00
	Within 2 Years	£0.00	£0.00	£0.00
	Within 3 Years	£0.00	£0.00	£0.00
	Within 5 Years	£0.00	£0.00	£0.00
	Within 7 Years	£0.00	£0.00	£0.00
	Total	**£3,000.00**	**£0.00**	**£0.00**
				£3,000.00

Refer to Annex C - Remedial work Actions ' for FULL details

General Tree Work Notes:

Should you wish GC Design or Ground Control Ltd to undertake the tree work;

All prices as exclusive of VAT.

Any associated cost under minimum charge of £125.00 must be carried out with other works

All the work as specified in the Tree Table of this report should be carried out by suitably skilled and qualified arboricultural contractors in accordance with BS 3998 (2010) or to specification. All prices are basd upon chipping into woodland groups where appropriate and staking timber into habitat piles where possible

A site check with the Local Planning Authority should be carried out by Ground Control (or any other Client chosen Arboricultural Contractor) upon acceptance of any remedial tree works. If trees are subject to a Tree Preservation Order or are situated within a Conservation Area, consent will be required before works can commence. Please note that this can take up to 8 weeks to process. Ground Control Ltd are happy to make this application on your behalf as part of any instructed works.

Works/access to neighbouring trees will require the owner's written permission.

All fees require work orders before attendance.
All agreed fees to be paid upon completion of the agreed scope of works, or for longer term projects at the end of each work stage or calendar month based on works completed in the period.
Invoices will be raised in accordance with the above periods, with payment terms being 30 days from receipt of invoice.

Introduction:

Client & Scope:

Ground Control Ltd has been commissioned to undertake a visual tree condition survey of the Site/Estate as per control sheet.

The purpose of this report is to assess the current risk of direct damage to structures, people or vehicles caused by trees located at the site address. This report is valid for no longer than 12 months.

Ultimately a proactive tree management system will save management costs in the long term and ensure a tree owner's "legal duty of care, of a reasonable and prudent landowner".

If site boundary information has not been provided by client, Arboricultural surveyors have made judgements whilst on site.

Risk Zones/Hazard Class:

The Location of tree should be categorised as High (Red), Medium (Orange), Low (Green) and be dependant on the accessibility to the general public and on site frequency of use. If client has not provided risk zones maps specific to each site, then categorisation is based solely on the Arboriculturist/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 will be 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*

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 or areas where there is no access and would not require any work.*

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 can not be held liable for any incorrect categorisation of risk/hazard zones or extent of the survey area.

Survey Methodology:

All survey works have been undertaken by appropriately qualified and experienced arboriculturist surveyors & consultants with a minimum of LANTRA qualified professional tree inspection.

The trees have been assessed from ground level only using the Visual Tree Assessment

- *Structural Condition*
- *Current H&S Implications*
- *Recommendations for Remedial Works*
- *Priority for Works & Cost Implications*

All tree's on sites to be plotted as an individual tree, a groups, or as woodlands, and then plotted on to site maps.

Inspections are recorded within the survey and are traceable to an individual, group or woodland plotted on the maps. Each entry will record tree defects observed by the arboricultural surveyor and make recommendations for remedial action as appropriate. Where possible the number of trees and species found within groups and woodland areas will be recorded. Approximate numbers will be used where access issues arise.

Tree data includes: species, height banding, stem diameter banding, age class, condition, structural defects and recommendations for remedial work. Refer to ***Annex A*** *for detailed breakdown of data collection fields*

Trees have been tagged as part of this survey works only where the surveyor has deemed necessary to aid location

Recommendations for remedial work are set out within the following Action Priority Class categorisation & time limits;

Work Priority	*Time Limits (as detailed on survey schedule)*	*Details*
IMMEDIATE /URGENT		*All urgent work (immediate) has been phoned / emailed through immediately to client where necessary*
HIGH	*Within 3 months*	*Covers trees within target distance of High Risk Zone likely to cause injury, death or substantial damage. Includes crown lifts over roads, footpaths and car parks.*
MEDIUM	*Within 12 months*	*Covers trees within target distance of High Risk Zone likely to cause an inconvenience such as pruning to clear buildings or phone lines. Covers trees within target distance of Medium Risk Zone likely to cause injury or damage.*
LOW	*Within 7 Years*	*Covers trees within target distance of High or Med Risk Zones with regard to tree works that are necessary to be programmed to promote the future health and well being of tree stock, such as re-reductions whereby higher categories aren't necessary.*

Annex A - Survey Data Collection Key and Remedial Work Actions

Ref No:	*Assigned tree number. Corresponds to supporting plans. Trees have been categorised as one of the following: Tree (T) or Group (G).*
Group Tree count	*The estimated number of trees within the tree group*
Species:	*The common name of the tree*
Remarks	*Species within group. Tag number*
Ownership	*Records ownership of tree - client + location or 3rd party*
Height (m):	*In line with National Housing Federation height banding to include:0-5, 5-10m, 10-15m, 15-20m and 20+M*
Stem Diameter (mm):	*The diameter of the trunk measured in millimetres taken with a DBH Tape at a height 1.5m above ground. In line with National Housing Federation DBH banding to include:0-150mm, 150-300mm, 300-450mm, 450-600mm, 600-1000mm and >1000mm.*
Crown Spread (m):	*Canopy spread of the tree*
Age Class:	*Recorded as:*
	Y (Young) *= Staked tree or tree with high growth potential (in 1st 3rd of life expectancy).*
	MA (Middle Age) *= Tree nearing full height but not full spread or stem diameter (Tree in 2nd 3rd of life expectancy).*
	EM (Early Maure) M (Mature) OM (Over Mature) *= A mature specimen with limited potential for any significant increase in size but with a reasonable safe life expectancy (in its last 3rd of life expectancy).*
	V (Veteran) *= A mature specimen in decline with significant dead wood and cavities which are adventageous to wildlife.*
Target	*Depicts the target with which the tree as a whole or part is within distance of.*
Site Hazard	*See introduction page for Site hazard clasification*
Access	*Informs if the surveyor has been unable to carry out a full inspection and why*
Condition:	*Categorised as either: Good, Fair, Poor or Dead*
Observation Physical Remarks	*Observations made on the trees structural condition, wounds and defects*
Observation - Disease	*Observations made on the trees physilogical condition including fungal bodies.*
Inspection outcome	*No Recommendations or work action required.*
Action	*Title of Remedial work specification*
Specification meterage or further comments	*Specific specification*
Works Priority (Price):	*Recommended tree works action price categorised under High, Medium, Low as detailed within survey methodology section of report*
Plant (TM/Mewp/Grab/Stump/Cobra)	*Detail on required plant or Traffic management*
Action Priority Class	*Recommended tree works action priority class, categorised under High, Medium, Low as detailed within survey methodology section of report*
Cost	*Exclusive of VAT*

Annex B - Survey Schedule

Tree Ref (T or G)	Group Tree count	Species	Remarks (Tag no./ Group species)	Ownership	Height Range (m)	DBH Range (mm)	Crown Spread (M)	Age Class	Target 1	Target 2	Site Hazard Class	Access	Condition	Observation Physical Remarks 1	Observation Physical Remarks 2	Observation - Disease 1	Observation - Disease 2	Inspection Remarks	Inspection Outcome	Action	Specification meterage or further comments	Action Priority	Plant (TM/Mewp/Grab/Stump/Cobra)	Plant Cost (TBC)	Action Priority Class	Cost	Total Cost
T1		Fastigiate Pear		Client	5-10	0-150	2	Young	Footpath	Public Open Space	High		Fair	No visible issues or defects		No visible issues or defects			No works at this time									£ -
T2		Fastigiate Pear		Client	5-10	0-150	2	Young	Footpath	Public Open Space	High		Fair	No visible issues or defects		No visible issues or defects			No works at this time									£ -
T3		English Oak		Client	5-10	0-150	3	Young	Footpath	Public Open Space	High		Fair	No visible issues or defects		No visible issues or defects			No works at this time									£ -
T4		Fastigiate Pear		Client	5-10	0-150	2	Young	Footpath	Building	High		Fair	No visible issues or defects		No visible issues or defects			No works at this time									£ -
T5		Fastigiate Pear		Client	5-10	0-150	2	Young	Footpath	Building	High		Fair	No visible issues or defects		No visible issues or defects			No works at this time									£ -
T6		Fastigiate Pear		Client	5-10	0-150	2	Young	Footpath	Public Open Space	High		Fair	No visible issues or defects		No visible issues or defects			No works at this time									£ -
T7		Fastigiate Pear		Client	5-10	0-150	2	Young	Footpath/Road	Building	High		Fair	No visible issues or defects		No visible issues or defects			No works at this time									£ -
T8		Snowy Mespil		Client	0-5	0-150	3	Middle Age	Seating		Medium		Fair	No visible issues or defects	Multi - stem	No visible issues or defects			No works at this time									£ -
T9		Snowy Mespil		Client	0-5	0-150	2	Middle Age	Seating		Medium		Fair	No visible issues or defects	Multi - stem	No visible issues or defects			No works at this time									£ -
T10		Fastigiate Pear		Client	5-10	0-150	2	Young	Footpath/Road		High		Fair	No visible issues or defects		No visible issues or defects			No works at this time									£ -
T11		American Sweet Gum		Client	5-10	0-150	2	Young	Footpath/Road		High		Fair	No visible issues or defects		No visible issues or defects			No works at this time									£ -
T12		American Sweet Gum		Client	5-10	0-150	2	Young	Footpath/Road		High		Fair	No visible issues or defects		No visible issues or defects			No works at this time									£ -
T13		Fastigiate Pear		Client	5-10	0-150	3	Young	Footpath/Road		High		Fair	No visible issues or defects		No visible issues or defects			No works at this time									£ -
T14		American Sweet Gum		Client	5-10	0-150	2	Young	Footpath/Road		High		Tree removed	Bark damage/wound		No visible issues or defects			No works at this time									£ -

Tree Ref (T or G)	Group Tree count	Species	Remarks (Tag no./ Group species)	Ownership	Height Range (m)	DBH Range (mm)	Crown Spread (M)	Age Class	Target 1	Target 2	Site Hazard Class	Access	Condition	Observation Physical Remarks 1	Observation Physical Remarks 2	Observation - Disease 1	Observation - Disease 2	Inspection Remarks	Inspection Outcome	Action	Specification meterage or further comments	Action Priority	Plant (TM/Mewp/Grab/Stump/Cobra)	Plant Cost (TBC)	Action Priority Class	Cost	Total Cost
T15	3	Silver Birch		Client	5-10	0-150	4	Middle Age	Footpath		Medium		Fair	No visible issues or defects	Multi - stem	No visible issues or defects			No works at this time								£ -
T16		London Plane		Client	10 - 15	450-600	12	Middle Age	Footpath/Road	Building	High		Fair	Previously reduced	Low crown	No visible issues or defects			Work Action required	Reduce crown to previous reduction points and shape	3-4m	12-18 Months			High	£ 750.00	£ 750.00
T17		London Plane		Client	15-20	450-600	13	Middle Age	Footpath/Road	Building	High		Fair	Previously reduced	Low crown	No visible issues or defects			Work Action required	Reduce crown to previous reduction points and shape	3-4m	12-18 Months			High	£ 750.00	£ 750.00
T18	3	Silver Birch		Client	0-5	0-150	3	Young	Footpath		High		Fair	No visible issues or defects	Multi - stem	No visible issues or defects		1 silver birch dying. Ask GC Maintenance to remove this young tree during site maintenance	No works at this time								£ -
T19		Holm Oak (Evergreen)		Client	10 - 15	300-450	9	Middle Age	Footpath/Road		High		Fair	Co-dominant stem	Minor dead wood under 50mm in diameter	No visible issues or defects			No works at this time								£ -
T20		London Plane		Client	15-20	450-600	12	Middle Age	Footpath/Road	Lampost	High		Fair	Previously reduced	Low crown	No visible issues or defects			Work Action required	Reduce crown to previous reduction points and shape	3-4m	12-18 Months			High	£ 750.00	£ 750.00
T21		London Plane		Client	20+	450-600	12	Middle Age	Footpath/Road	Infrastructure	High		Fair	Previously reduced	Low crown	No visible issues or defects		Close to CCTV	Work Action required	Reduce crown to previous reduction points and shape	3-4m	12-18 Months			High	£ 750.00	£ 750.00
T22		Cherry		Client	5-10	150-300	6	Middle Age	Garden		Medium		Fair	No visible issues or defects		No visible issues or defects			No works at this time								£ -
T23		American Sweet Gum		Client	5-10	0-150	2	Young	Footpath	Garden	High		Tree removed	Bark damage/wound		No visible issues or defects			No works at this time								£ -
T24		American Sweet Gum		Client	5-10	0-150	2	Young	Footpath	Garden	High		Fair	No visible issues or defects		No visible issues or defects			No works at this time								£ -
T25		American Sweet Gum		Client	5-10	0-150	2	Young	Footpath	Garden	High		Tree removed	Bark damage/wound		No visible issues or defects			No works at this time								£ -
T26	3	Silver Birch		Client	5-10	0-150	3	Young	Footpath/Road	Building	High		Fair	No visible issues or defects	Multi - stem	No visible issues or defects		1 silver birch dying. Ask GC Maintenance to remove this young tree during site maintenance	No works at this time								£ -
																								£ -		£ 3,000.00	£ 3,000.00

Annex C - Remedial Work Action Photos





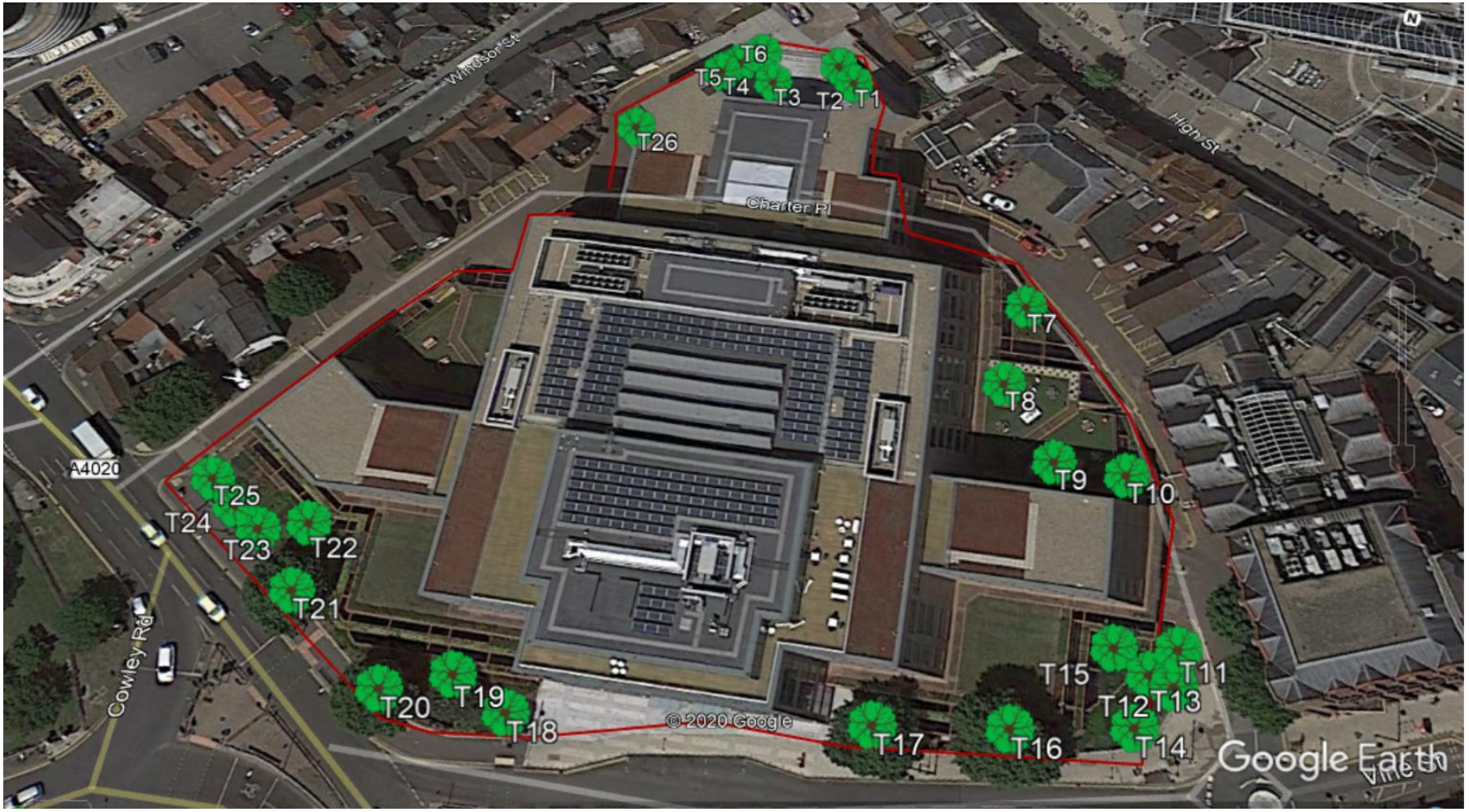








Annex D - Tree Survey Map



Annex E - Tree Legislation

'Under both the civil law and criminal law, an owner of land on which a tree stands has responsibilities for the health and safety of those on or near the land and has potential liabilities arising from the falling of a tree or branch. The civil law gives rise to duties and potential liabilities to pay damages in the event of a breach of those duties. The criminal law gives rise to the risk of prosecution in the event of an infringement of the criminal law.

The owner of the land on which a tree stands, together with any party who has control over the tree's management, owes a duty of care at common law to all people who might be injured by the tree. The duty of care is to take reasonable care to avoid acts or omissions that cause a reasonably foreseeable risk of injury to persons or property. If a person is injured by a falling/fallen tree or branch, potential causes of action arise against the tree owner in negligence for a breach of the duty of care, in the tort of nuisance and, where the injured person was on the land of the tree owner at the time of the injury, under the occupiers' Liability acts of 1957 or 1984 (oLa 1957, oLa 1984)'

It is the duty holder's fundamental responsibility, in taking reasonable care as a reasonable and prudent landowner, to consider the risks posed by their trees. The level of knowledge and the standard of inspection that must be applied to the inspection of trees are of critical importance….the courts have not defined the standard of inspection more precisely than the standard of "the reasonable and prudent landowner". Generally, the courts appear to indicate that the standard of inspection is proportional to the size of and resources available (in terms of expertise) to the landowner. It is of note that the Hse states in the Hse sector information minute Management of the risk from falling trees (Hse 2007), that: "for trees in a frequently visited zone, a system for periodic, proactive checks is appropriate. This should involve a quick visual check for obvious signs that a tree is likely to be unstable and be carried out by a person with a working knowledge of trees and their defects'.

(National Tree Safety Group Common Sense risk management of trees, 2011)



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