



**Meadowcroft** **Arboricultural**  
Consultants

## Tree Condition Report

Sherleys Court

Wood Lane

Ruislip

HA4 6DH

February 2026

# Contents

1. Instruction
  2. Report Limitations
  3. The site
  4. Topography
  5. Tree survey details
  6. Appendices
- 
1. Brief qualifications and experience
  2. site plan
  3. Tree survey data and key

## **1.0 Instruction**

1.1 I have been instructed by Monika Mogilko, Development Manager for Sherleys Court, to provide a report on the condition of the trees within the grounds and provide suitable recommendations for work.

## **2.0 Report limitations**

- Visual observations were made from ground level only using the Visual Tree Assessment devised by Claus Matheck.
- All observations were made from within the site unless otherwise stated
- This report focuses on the physiological and structural conditions of the trees surveyed as instructed by the development manager
- This report does not comment on the effects of trees with regards to subsidence, heave or direct damage.
- Targets are considered to be people and property who may be hit by falling trees or debris. These targets are identified during the inspection of the trees on the site, changes to the site from the time of the survey will affect the targets as they have been identified and re evaluation will be necessary.
- This report is valid for 12 months from the date of the survey. Such appraisals and conclusions will become invalid or necessary for review if changes occur to the site which affects the condition of the trees, the site as evaluated at the time of inspection or the hazards identified at the time of inspection.
- Trees are subject to changes outside of man's control. It is recommended that trees are surveyed after adverse weather conditions; these could include strong winds, heavy rain, snow, waterlogged grounds etc.
- It has not been established whether the trees at Sherleys Court are covered by a Tree Preservation Order or are within a conservation area and therefore it will be necessary to check with the local authority before any works are undertaken to the trees.
- The survey records details of the defects and the condition of those trees deemed to be a hazard at the time of inspection and specifies timescales for work and future re inspection.
- All rights in this report are reserved. Its contents are for the exclusive use of Firstport Retirement Sherleys Court at the address shown on the front cover. It may not be lent, sold, hired out or divulged to any third party who is not directly involved with this site, without written consent from Meadowcroft Arboricultural Consultants.
- 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. These could impose constraints on when any tree operations are carried out and it is advisable to confirm if such trees are inhabited before undertaking works.

### **3.0 The Site**

3.1 The site visit was carried out on Saturday 21<sup>st</sup> February. All observations were made from ground level and all measurements are estimated unless otherwise indicated. The weather at the time was cloudy.

3.2 Sherleys Court is an ap scheme located on Wood Lane Ruislip. The trees are distributed within the car park and landscaped areas.

### **4.0 Topography**

The car park is level.

### **5.0 Tree Survey Details**

5.1 The survey contains details of the size and condition of each tree surveyed and is identified as either an individual or a group of trees. This will be denoted as T for individual and G for a group. The aim of the survey is to identify those trees that are considered to be a potential hazard and recommend work to minimize the risk to persons or property. The surveyed trees will be plotted on a plan for reference purposes.

5.2 The existence of a tree preservation order has not been established and therefore it will be necessary to check with the Local Authority before undertaking any works.

5.3 This survey has taken account of all trees which are in the communal garden. The survey was done without excavation around the root plate or internal investigation. Where further investigation or monitoring is required this will be recommended on the tree survey.

5.4 All tree work will be carried out in accordance with BS3998 Recommendations for Tree Work (2010) by a suitably qualified tree surgeon appointed by the development manager.

## **6.0 Appendices**

1. Brief qualifications and experience
2. Site plan
3. Tree survey data and key

## **Appendix 1**

The author has the following qualifications and experience:

### **1.0 Qualifications**

#### **1.1 RFS Cert Arb Theory**

AA Tech Cert

Professional Tree Inspection, Lantra

Royal Forestry Society Professional Diploma in Arboriculture Dip.Arb (RFS) M.Arbor.A C.env

NPTC CS 30 31A 31B 36 PA1 PA6'

Professional Member of the Arboricultural Association, Chartered Environmentalist

Member of the institute of Chartered Foresters

### **2.0 Practical experience**

#### **2.1 Over 22 years experience is available, including 18 consulting and 14.5 in local government.**

### **3.0 Continuing professional development**

#### **3.1 Arboricultural association Seminar 5 years running**

Root barrier and soil seminar

Windsor great park ancient tree seminar (speaker Ted Green)

Insurance and tree risk management group

Bats and Arboriculture

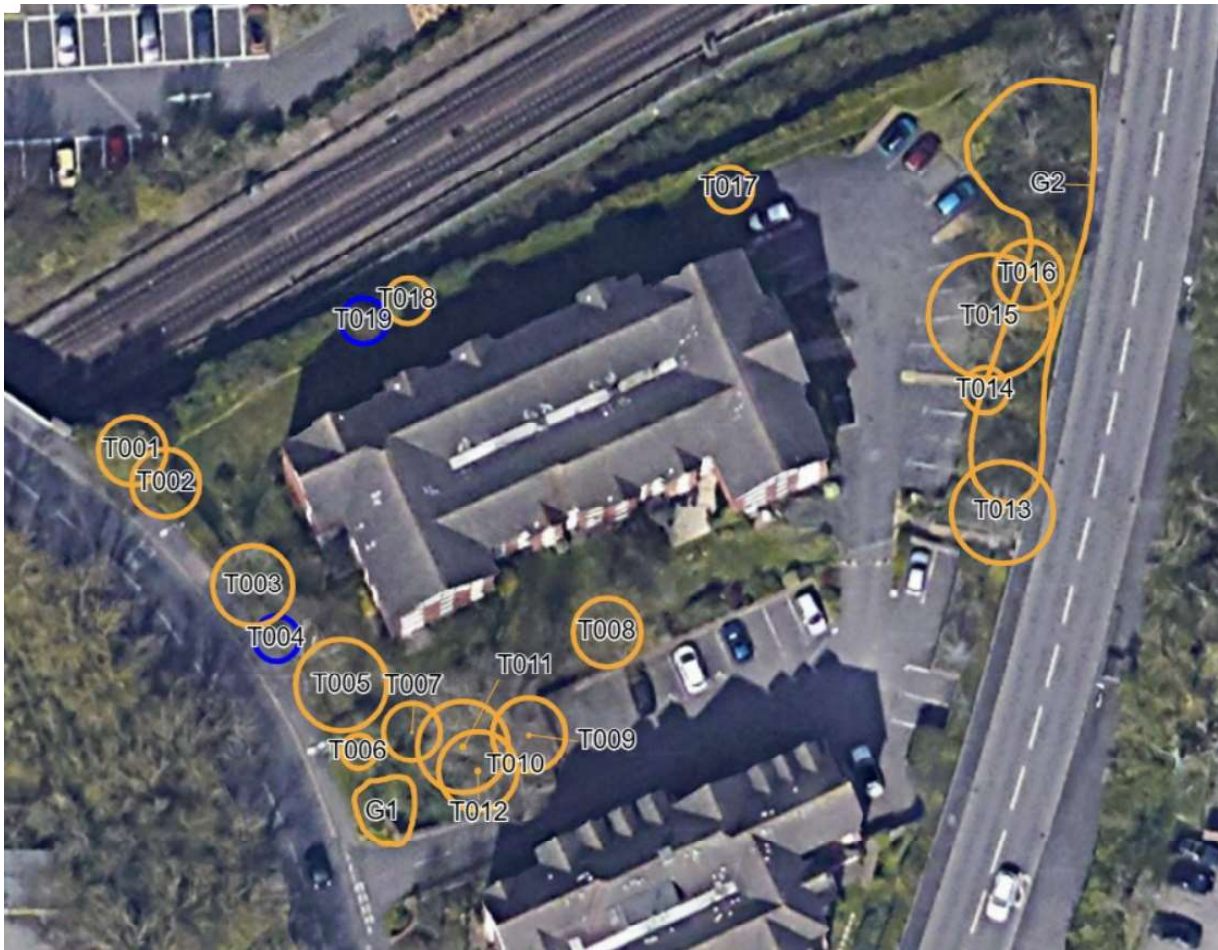
Seminar Trees and law Charles Mynors

Seminar with David Lonsdale Fungi.

### **4.0 Relevant experience**

#### **4.1 Through local authority experience the author has been involved as a Managing officer and advisor of the condition of trees.**

## Appendix 2 Site Plan



## **Appendix 3 'Tree data'**

### **Key**

**Tree Number:** This number identifies the trees and corresponds with the provided plans.

**Species:** The common name is given for each tree.

**Height:** Estimated in meters.

**Branch Spread:** Estimated in meters and where relevant identified at compass points.

**Age Class:** This refers to the age of the individual tree relating to the average life expectancy of each species in a similar environment.

- N - Newly planted/Sapling
- Y - First third of life (young)
- EM - Second third of life (middle aged)
- M - Final third of life (mature)
- OM - Past usually expected life span (over mature)

### **Physiological and structural condition and observations**

- G - Good
- F - Fair
- P - Poor
- D - Dead
- D/W - **Dead wood**

- NWR - No Work Required

### **Management recommendations**

These recommendations are made from the consideration of the structural and the physiological Condition made at the time of inspection. Recommendations are also given for further investigations.

### **Work Priority**

urgently required within 10 days  
work required within 3 months  
work required within 6 months  
work required within 1 year  
work required within 18 months  
work required within 2 years  
work required within 3 years

**Inspection frequency**

Further inspection or investigation required as soon as can be arranged  
re inspect within 6months  
re inspect within 1 year  
re inspect within 18 months  
re inspect within 2 years

### 3.0 Tree Survey Data

Tree number	Species	Height	stem dia mm	Crown Radius	Life Stage	Survey Notes	Condition	Recommendations	Timescale	Inspect Period
G1	Mixed species (Mixed species)	11	300	3.00	Young	Group of sycamore, birch, ash, hornbeam, minor deadwood, some fallen dead trees on the ground,	Fair	No work required	-	2 years
G2	Mixed species (Mixed species)	9	300	3.00	Early Mature	Dimensions are based on largest trees, mixed species of elder apple, ash, located in bank, full inspection impeded due to shrubs, and ivy, 1x ash subject of previous reduction,	Fair	Create access to base of trees and re-inspect once the work is completed, further recommendations may be required following the re inspection,	3 Months	2 years
T001	Hornbeam ( <i>Carpinus betulus</i> )	10	320	3.00	Early Mature	Growing in top of bank in shrub bed, branches encroaching carriageway,	Fair	No work required now, possible crown lift over carriageway before next inspection,	2 Years	2 Years
T002	Hornbeam ( <i>Carpinus betulus</i> )	8.5	150	3.00	Early Mature	Growing in top of bank in shrub bed,	Fair	No work required	-	2 Years
T003	Whitebeam ( <i>Aria edulis</i> )	9.5	280	3.50	Early Mature	Multi stem from 2m up,	Fair	No work required	-	2 Years

Tree number	Species	Height	stem dia mm	Crown Radius	Life Stage	Survey Notes	Condition	Recommendations	Timescale	Inspect Period
T004	Whitebeam ( <i>Aria edulis</i> )	9.5	160	2.00	Early Mature	Multi stem from 3m up, bark damage at base with decay, sounding mallet used resonance low- moderate, tree tag 0421	Fair poor	Fell and kill,	3 Months	-
T005	Silver birch ( <i>Betula pendula</i> )	13	500	4.00	Mature	Twin stem from 2m up, minor deadwood,	Fair	No work required	-	2 Years
T006	Silver birch ( <i>Betula pendula</i> )	9	100	1.50	Young	Slight bend in trunk,	Fair	No work required	-	2 Years
T007	Silver birch ( <i>Betula pendula</i> )	12	300	2.50	Early Mature	Slight lean	Fair	No work required	-	2 Years
T008	Rowan ( <i>Sorbus aucuparia</i> )	10.75	300	3.00	Early Mature	Multi stem from 2.5m up, 1x stem reduced,	Fair	No work required	-	2 Years
T009	Sycamore ( <i>Acer pseudoplatanus</i> )	13	520	3.25	Mature	Subject of previous reduction,	Fair	Possible crown reduction to previous points, before next inspection,	2 Years	2 years
T010	weeping willow ( <i>Salix x crysocoma</i> )	-	-	-	-	Tree removed	-	-	-	-

Tree number	Species	Height	stem dia mm	Crown Radius	Life Stage	Survey Notes	Condition	Recommendations	Timescale	Inspect Period
T011	Common ash ( <i>Fraxinus excelsior</i> )	14.5	620	4.00	Mature	Minor deadwood, subject of previous reduction,	Fair	Possible crown reduction to previous points before next inspection	2 Years	2 Years
T012	Common ash ( <i>Fraxinus excelsior</i> )	15	630	3.50	Mature	Slight lean, no evidence of root plate movement, however there are a network of tunnels around rootplate as a result of badgers which could impede tree stability, some corrective growth on the lean but the centre of gravity is 2m from the trunk, canopy is suppressed on site side by adjacent tree, minor deadwood, subject of previous reduction, canopy is small and tree is clear stem to 9m,	Fair	Consider removal to address concern over tunnels and stability, liaise with council if preserved to check for their support on removal, consultant can do this,	3 Months	1 Year

Tree number	Species	Height	stem dia mm	Crown Radius	Life Stage	Survey Notes	Condition	Recommendations	Timescale	Inspect Period
T013	Ash ( <i>Fraxinus sp.</i> )	11	450	4.50	Early Mature	Twin stem from 0.5m up section of included bark where small twin stem is located, full inspection impeded due to shrubs, sounding mallet used resonance high,	Fair	Monitor the included bark, create access to trunk and take photo of trunk shrub side, send to consultant,	3 Months	2 Years
T014	Crab apple ( <i>Malus sylvestris</i> )	6.5	120	2.00	Young	Slight lean,	Fair	No work required	-	2 Years
T015	Common ash ( <i>Fraxinus excelsior</i> )	13	450	5.50	Early Mature	Subject of previous pruning, twin stem from 3m up, minor deadwood,	Fair	Possible crown reduction 2m, to previous points before next inspection	2 Years	2 Years
T016	Oak ( <i>Quercus sp.</i> )	11.5	570	3.00	Early Mature	Full inspection impeded due to shrubs, minor deadwood, subject of previous reduction,	Fair	No work required	-	2 Years

Tree number	Species	Height	stem dia mm	Crown Radius	Life Stage	Survey Notes	Condition	Recommendations	Timescale	Inspect Period
T017	Crab apple ( <i>Malus sylvestris</i> )	7	250	2.00	Young	Slight lean, full inspection impeded due to shrubs, sounding mallet used, resonance high, asymmetric canopy, multistem from 3m up,	Fair	No work required	-	2 Years
T018	Snakebark maple ( <i>Acer sp.</i> ( <i>various</i> ))	6.5	200	2.00	Young	Full inspection impeded due to shrubs, sounding mallet used resonance high,	Fair	No work required	-	2 Years
T019	Snakebark maple ( <i>Acer sp.</i> ( <i>various</i> ))	4.5	120	2.00	Young	Full inspection impeded due to shrubs, possibly dead, dying,	Fair poor	Summer photo required to assess physiology and if tree is dead or dying,	3 Months	2 Years