

# ARBORICULTURAL ASSESSMENT REPORT

<b>For:</b>	<b>Client:</b>	Sedgwick International UK
	<b>Insurer:</b>	██████████
<b>Site:</b>	<b>Policyholder:</b>	████████████████████
	<b>Risk Address:</b>	75 Ladygate Lane, Ruislip, HA4 7QX
<b>Refs:</b>	<b>PRI Ref:</b>	170183
	<b>Client Ref:</b>	9083963
	<b>Insurer Ref:</b>	██████████

<b>Arborist Name:</b>	Will Hinde	<b>Date:</b>	11/11/2020
<b>QC:</b>	Margaret MacQueen	<b>Date:</b>	19/11/2020



2 The Courtyards, Phoenix Square, Severalls Park, Wyncolls Road, Colchester, Essex, CO4 9PE

Tel.No: 01206 751626

Email: [insurance@propertyriskinspection.co.uk](mailto:insurance@propertyriskinspection.co.uk)

[www.propertyriskinspection.co.uk](http://www.propertyriskinspection.co.uk)



Property Services



Insurance Services



Planning Services



Consumer Services



Data Services

## CONTENTS

1.0 INTRODUCTION & BRIEF .....	3
2.0 LIMITATIONS.....	3
3.0 DISCUSSION AND ANALYSIS .....	4
4.0 CONCLUSIONS AND RECOMMENDATIONS.....	5
5.0 STATUTORY CONTROLS.....	5
6.0 APPENDIX 1: TREE TABLES .....	6
7.0 APPENDIX 2: SITE PLAN .....	9
8.0 APPENDIX 3: SITE PHOTOGRAPHS .....	11

## **1.0 INTRODUCTION & BRIEF**

- 1.1** Property Risk Inspection has been instructed behalf of the building insurers of the insured property. We have been advised that the insured property has suffered differential movement and damage that is considered to have been caused by trees growing adjacent to the property influencing soils beneath its foundations.
- 1.2** We have been instructed to undertake a survey of the vegetation growing adjacent to the insured property in order to provide our opinion as to whether, based on the available information, any of this vegetation is likely to be influencing soil moisture levels beneath the foundations of the property, and if so, to provide recommendations as to what tree management could be implemented to effectively prevent damage continuing.
- 1.3** The vegetation growing adjacent to the risk address has been surveyed from the ground. All distances are measured to the nearest point of the risk address unless otherwise stated.

## **2.0 LIMITATIONS**

- 2.1** Recommendations with respect to tree management are associated with the risk address as stated on the front cover of this report and following consultation with investigating engineers. The survey of trees and any other vegetation is associated with impacts on the risk address subject of this report. Matters of tree health, structural condition, and/or the safety of vegetation under third party control are specifically excluded. Third party land owners are strongly advised to seek their own professional advice as it relates to the health and stability of trees under their control.
- 2.2** Recommendations do not take account of any necessary permission (statutory or otherwise) that must be obtained before proceeding with any tree works.
- 2.3** Recommendations do not take account of any requirements for survey or mitigation relating to European or other protected species, e.g. bird nesting or bats. Land owners must obtain their own professional advice in respect of any protected species.

## **3.0 DISCUSSION AND ANALYSIS**

### **3.1 Soils, soil water and vegetation**

All vegetation requires water to live, and this water is substantially accessed from the soil within which the plants' roots grow.

If the soil is classified as a clay soil, then it will hold very much more water than sands, gravels and loam soils. As plants abstract water from the clay soil, the soil volume will "shrink" and "swell" during the summer as water is first removed and then added by summer rainfall. In years in which rainfall during the summer is less than the total amount of water taken from the soil by plants, shrinkage will occur. This shrinkage may remove support from building foundations, leading to cracking in the fabric of the building.

### **3.2 Vegetation management**

The control of trees, shrubs, and climbers, by removal or pruning as appropriate, are proven techniques that can control total soil water loss thereby minimising soil shrinkage and allowing repairs to proceed.

If vegetation management works are carried out promptly, then repairs can usually proceed very quickly and the duration and distress associated with the disruption that tree related subsidence brings can be minimised.

### **3.3 Third party liaison and statutory controls**

Tree roots do not respect physical or property boundaries and can travel for many metres beyond the above ground "dripline" of the canopy of the vegetation.

The purpose of this report is to ascertain which vegetation is the most likely substantial and/or effective contributory cause of the damage witnessed to allow for liaison with third parties or with local administrative Councils as necessary.

### **3.4 Evidential framework**

The engineer has determined on a preliminary basis the damage to the property, its location and the likely mechanism of movement, and has concluded that the building failure is related to differential subsidence damage caused as a result of the action of vegetation.

Where a factual geotechnical report has been completed, this will describe the below ground foundation design, soil and geotechnical conditions, as well as any root identification where available.

## 4.0 CONCLUSIONS AND RECOMMENDATIONS

### 4.1 Recommendations

On the basis of our findings, we have considered a practical vegetation management specification.

This specification will assist in reducing the impact of the adjacent vegetation on soil moisture levels, thereby potentially stabilising foundations of the affected area of the building.

Where felling has been proposed, this will be on the basis that the vegetation in question would not respond well to a severe reduction in leaf area that would inevitably lead to decay, the development of potential hazards, and an annual or other on-going management commitment and cost.

If pruning is recommended, the specification will be designed to allow continual ease of re-pruning with a reasonable prospect of a reduction in soil water use.

### 4.2 Recommended vegetation management to address the current subsidence:

Tree No:	Species	Works Required
T1	Oak	Fell and treat stump (deciduous).
T2	Oak	Fell and treat stump (deciduous).

## 5.0 STATUTORY CONTROLS

London Borough of Hillingdon Council has confirmed that the implicated Oak vegetation is subject to a Tree Preservation Order. But there are no Conservation Area controls.

## **6.0 APPENDIX 1: TREE TABLES**

Tree No	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	Dist to bldg. (m)	Roots Implicated	Pruning history	Recommendation	Tree work constraints	Notes	Owner address	Owner
SG1	Mixed species shrubs	Semi-Mature	Good	1.3	1.0	5	0.1	N	Subject to recent management.	No work required.		Euonymous, Camelia, Rose.	75 Ladygate Lane Ruislip HA4 7QX	PH
T1	Oak	Mature	Good	20.2	13.0	1000*	10.9	Y	Subject to past management.	Fell and treat stump (deciduous).	Adjacent to highway - traffic management required.	No heave comment provided, should be considered.	77 Ladygate Lane Ruislip HA4 7QX	P3P
T2	Oak	Mature	Good	19.5	12	700*	10	Y	Subject to past management.	Fell and treat stump (deciduous).	Adjacent to highway - traffic management required.	No heave comment provided, should be considered.	73 Ladygate Lane Ruislip HA4 7QX	P3P
T3	Poplar	Mature	Good	24.8	10	500*	29	N	Subject to past reduction management	No work required.			Whiteheath Infant School Ladygate Lane Ruislip HA4 7RF	C3P

Tree No	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	Dist to bldg. (m)	Roots Implicated	Pruning history	Recommendation	Tree work constraints	Notes	Owner address	Owner
T4	Horse Chestnut	Early Mature	Good	9	5.0	200*	26	N	Subject to past management.	No work required.			District land registry search required	UKN
T5	Oak	Mature	Good	19	8	400*	28.5	N	Subject to past management.	No work required.			District land registry search required	UKN
T6	Poplar	Mature	Good	23	8	500*	32	N	Subject to past reduction management	No work required.			Whiteheath Infant School Ladygate Lane Ruislip HA4 7RF	C3P

\* Value is estimated













## **7.0 APPENDIX 2: SITE PLAN**



Location:	75 Ladygate Lane, Ruislip, HA4 7QX
Job Ref:	170183
Survey Date:	11/11/2020 - NTS

By Property Risk Inspection - Insurance Services  
Crown copyright 2016. License number 100043594

## **8.0 APPENDIX 3: SITE PHOTOGRAPHS**

	
SG1 - Mixed species shrubs	T1 - Oak
	
T1 - Oak	T1 - Oak
	
T2 - Oak	T2 - Oak
	
T2 - Oak	T3 - Poplar
	
T3 - Poplar	T4 - Horse Chestnut

					
T5 - Oak			T6 - Poplar		



# **Property Risk Inspection**

---

L I M I T E D

**Property Risk Inspection  
Insurance Services  
2 The Courtyards  
Phoenix Square  
Wyncolls Road  
Colchester  
Essex CO4 9PE**

**01206 752539**

**[insurance@propertyriskinspection.co.uk](mailto:insurance@propertyriskinspection.co.uk)**

**[www.propertyriskinspection.co.uk](http://www.propertyriskinspection.co.uk)**



**Property Services**



**Insurance Services**



**Planning Services**



**Consumer Services**



**Data Services**