Meadowcroft Arboricultural Consultants

Tree Condition Report

Masters Court
Wood Lane
Ruislip
HA4 6DH
February 2026

Meadowcroft Arboricultural Consultants
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Contents

1.0 Instruction

1.1 I have been instructed by Arif Di Marco, Development Manager for Masters 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 Masters 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.

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- 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 21st February. All observations were made from ground level and all measurements are estimated unless otherwise indicated. The weather at the time was dry.

3.2 Masters 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 and the gardens have a bank leading up to the road with trees on the bank as well as in the gardens.

5.0 Tree Survey Details

5.1The 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 and car park. 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
T001	Common ash *(Fraxinus excelsior)*	8.25	140	1.00	Young	Twin stem from 5.0m up, growing in high planter, access restricted,	Good	No work required	-	2 Years
T002	Norway maple *(Acer platanoides)*	8.5	190	2.50	Young	Growing in high brick planter,	Good	No work required	-	2 Years
T003	Norway maple *(Acer platanoides)*	6.5	100	1.50	Young	Growing in high brick planter,	Good	No work required	-	2 Years
T004	Rowan *(Sorbus aucuparia)*	9	200	1.50	Young	Cavity in trunk 1.5m up, 40 percent of trunk, in depth, 35cm in length,	Fair	Crown reduce by 3m to account for the cavity,	3 Months	2 Years
T005	Common ash *(Fraxinus excelsior)*	12	480	2.50	Early Mature	Small cavity at 3.5m, subject of previous reduction,	Fair	Aerially assess cavity, measure depth and size 3 months time, send photo to consultant, possible further recommendations after assessment, possible crown reduction before next inspection	2 Years	2 Years

Tree number	Species	Height	stem dia mm	Crown Radius	Life Stage	Survey Notes	Condition	Recommendations	Timescale	Inspect Period
T006	Rowan *(Sorbus aucuparia)*	10.25	200	2.00	Young	Twin stem from 3m up, bark wound, minor decay at 1.5m sounding mallet used, resonance high,	Fair	Maintain at current height,	-	2 Years
T007	Pear *(Pyrus sp.)*	5	200	1.50	Young	Twin stem and leaning, firm in the bank, subject of previous pollard,	Fair	Monitor the lean, maintain at current height	2 Years	2 Years
T008	Honey locust *(Gleditsia triacanthos)*	9.25	300	4.00	Early Mature	Twin stem from 3m up, full inspection impeded due to roses, sounding mallet used resonance high,	Fair	No work required	-	2 Years
T009	Honey locust *(Gleditsia triacanthos)*	9.25	380	4.50	Early Mature	Twin stem from 4m up, full inspection impeded due to shrubs, sounding mallet used resonance high,	Fair	No work required	-	2 Years
T010	Honey locust *(Gleditsia triacanthos)*	7	80	1.00	Young	No notable defects	Good	No work required	-	2 Years
T011	Wild cherry *(Prunus avium)*	6.5	300	2.00	Early Mature	Multi stem from 4m 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
T012	Common beech *(Fagus sylvatica)*	12	680	3.00	Mature	Twin stem from ground level, included bark, minor deadwood, low branches, subject of previous reduction,	Fair	Crown reduce by 1.5m on the height and to previous points laterally, maintain at new height, to account for lower section of included bark,	6 Months	2 Years
T013	Lawson cypress *(Chamaecyparis lawsoniana)*	10	160	1.25	Young	No notable defects	Good	No work required	-	2 Years
T014	Common birch *(Betula alba)*	6	100	1.50	Young	Minor bark wounding, sounding mallet used resonance high, twin stem from 3m,	Fair	No work required	-	2 Years