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Tree Risk Assessment Report

For

**Whitehall Junior School, Cowley Road
Uxbridge, UB8 2LX**

Prepared for Heritage Trees Ltd

Prepared by Trevor Heaps BSc, MICFor, R. Arbor.A.

Date: 30th April 2026

Ref: TH 5989



Summary

This report demonstrates that the trees within the site boundaries have been visually checked by a suitably qualified tree expert.

Some tree defects were noted, and remedial works have been specified (and/or specific re-inspection timescales are specified). The remedial works should be implemented as soon as is practically possible or at least within the recommended timescales.

Unless otherwise stated, recommendations are made on the basis that the trees will be re-inspected within 3 years from the date of the last inspection. However, all trees should be inspected after extreme and severe weather events, and in the event of any nearby disturbance that could adversely affect tree stability, such as mechanical excavations or loss of sheltering trees.

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1.0 Introduction

1.1 I am Trevor Heaps, Director of Trevor Heaps Arboricultural Consultancy Ltd. I hold a First-Class Honours Degree in Arboriculture; I am a Chartered Arboriculturist and a professional member of the Institute of Chartered Foresters; and I am also a Registered Consultant with the Arboricultural Association. Further information about my qualifications and experience is provided in Appendix 1.

1.2 The basic principle in Law is that a tree owner has a duty to take reasonable care to protect those reasonably likely to be affected by their trees.

1.3 Subsequently, a tree owner, or those responsible for the tree(s), must take steps to ensure they are aware of foreseeable risks that may cause harm; and they should take appropriate remedial action to protect those who are reasonably likely to be affected.

1.4 Guidance issued by the Government, the Forestry Commission and the Arboricultural Association advises that a regular tree survey is undertaken by a suitably qualified tree expert. Failure to do so may leave those responsible liable to prosecution.

1.5 Contact details:

Who	Name	Organisation	Details
Arboricultural Consultant	Trevor Heaps	THAC Ltd. 12 Plover Drive, Milford-on-Sea, Hampshire, SO41 0XF	Tel: 07957 763 533 E-mail: trevor@trevorheaps.co.uk
Client		Heritage Trees Ltd	
London Borough of Hillingdon - LPA	Tree Officer	Civic Centre, High Street, Uxbridge, UB8 1UW	Tel: 01895 556000 E-mail: trees@hillingdon.gov.uk

2.0 Instruction

2.1 We are instructed to carry out a tree survey to assess the condition of all trees within the site boundaries.

2.2 Based on the data collected during the tree survey, we are to provide a report to make recommendations to manage all identifiable, foreseeable, and significant risks.

2.3 The purpose of this report is to demonstrate that the trees have been visually checked by a suitably qualified tree expert and to ensure that all reasonable measures are taken to ensure that persons and property are not at risk of harm from them.

3.0 Statutory tree protection

3.1 According to the Council's website some trees within and adjacent to this site are covered by a Tree Preservation Order (TPO 727); which means that if any tree works are required (to the trees covered by the TPO), an application must be made to the Council.

4.0 Ecological constraints

4.1 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.

4.2 These animals could impose significant constraints on the timing of any recommended tree works. You are therefore advised to seek advice from a suitably qualified ecologist prior to the start of any tree works.

5.0 The tree survey

5.1 The trees were inspected by Colin Chambers on the 23rd April 2026.

5.2 The weather was dry and visibility was good.

5.3 The trees were inspected from ground level.

5.4 The trees were inspected using the Visual Tree Assessment (VTA) methodology, developed by Mattheck & Breloer (The Body Language of Trees, 1994).

5.5 Neither root nor soil samples were taken for analysis.

6.0 The trees

6.1 The locations of all trees surveyed are shown on the site plan in Appendix 4. Further information about the trees can be found in appendices 2 & 3.

6.2 To help visualise the general condition of the trees on the site plan, they are colour coded as follows:

- **Tree coloured green – Acceptable** - These are in a normal condition with no significant defects.
- **Tree coloured amber – Be aware** - These are either located in an unsustainable position (a large species of tree close to property for example) or defects have been noted that could lead to future problems. Recommendations are made to remove the tree or the defects or reduce the defects to an acceptable level.
- **Tree coloured red – Take action** - These are hazardous to life and property and cannot be made safe by remedial works alone. These will need to be removed.
- **Tree coloured purple** – N/A – These have been removed since the last survey.

7.0 Recommendations

7.1 All recommendations are described in the tree data schedule in Appendix 3.

7.2 Any urgent works are highlighted red. These must be organised as a matter of urgency and carried out as soon as possible.

7.3 If lower priority works have been recommended, they are highlighted green, and should be carried out within the given timescales.

7.4 If re-inspection timescales (other than every 3 years) are specified, these are highlighted yellow.

8.0 Signature

8.1 This report represents a true and factual account of all potential arboricultural issues and makes recommendations for appropriate remedial action.

Signed



.....

Trevor Heaps

Chartered Arboriculturist

BSc (Hons), MArborA, MICFor.

Dated

30th April 2026

Appendix 1 - Professional résumé

I am Trevor Heaps, Director of Trevor Heaps Arboricultural Consultancy Ltd. I hold a First-Class Honours Degree in Arboriculture; I am a Chartered Arboriculturist and a professional member of the Institute of Chartered Foresters; and I am also a Registered Consultant with the Arboricultural Association.

Professional training

- Arboriculture and Bats: Scoping Surveys for Arborists (BCT & AA) – October 2017
- Tree Science (AA) – June 2016
- OPM (Oak Processionary Moth) Training (FC) – May 2016
- Visual Tree Assessment (Arboricultural Association) - October 2015
- Trees and the Law (Dr Charles Mynors) - June 2015
- Mortgage (Home Buyers) Report Writing (LANTRA / CAS) - February 2015
- Tree Preservation Orders - effective application (LANTRA / CAS) - November 2014
- Professional Tree Inspection 3-day course (LANTRA / AA) - July 2014
- Arboricultural Consultancy Course (AA) - May 2014
- Further down the subsidence trail 1-day course (AA) - April 2013
- Getting to grips with subsidence 1-day course (AA) - November 2012

AA – Arboricultural Association

BCT – Bat Conservation Trust

CAS – Consulting Arborist Society

FC – Forestry Commission

Appendix 2 - Tree data schedule

Ref	Species	Comments	Likelihood of failure	Recommendations	Priority	When to re-inspect
T1	Carpinus betulus 'Pyramidalis' (Fastigate Hornbeam)		Unlikely or N/A		N/A	3 years
T2	Carpinus betulus 'Pyramidalis' (Fastigate Hornbeam)		Unlikely or N/A		N/A	3 years
T3	Carpinus betulus 'Pyramidalis' (Fastigate Hornbeam)		Unlikely or N/A		N/A	3 years
T4	Carpinus betulus 'Pyramidalis' (Fastigate Hornbeam)		Unlikely or N/A		N/A	3 years
T5	Tilia tomentosa (Silver Lime)	Decayed uncovered at base due to old tomograph test. Crown currently relatively small, so tree poses very little risk. 29th April - Crown still small. Hard to inspect base due to basal growth. Managed by topping. Epicormics.	Unlikely or N/A		N/A	3 years
T6	Tilia X europaea (Common Lime)	Managed by topping.	Unlikely or N/A		N/A	3 years
T7	Tilia X europaea (Common Lime)	Managed by topping.	Unlikely or N/A		N/A	3 years
T8	Tilia X europaea (Common Lime)	Managed by topping. Unable to inspect stem due to undergrowth. Epicormics.	Unlikely or N/A		N/A	3 years
T9	Tilia X europaea (Common Lime)	Managed by topping.	Unlikely or N/A		N/A	3 years
T10	Tilia X europaea (Common Lime)	Crown reduced in past.	Unlikely or N/A		N/A	3 years
T11	Robinia pseudoacacia 'Frisia' (Golden Acacia)	Golden Acacia planted 2002 to commemorate Elizabeth 2 nd . Golden Jubilee. Good repair wood at tear Area of disfunction at 1 m, bark die back from old (small) pruning wound. Wood is sound. Old tear-out wound noted.	Unlikely or N/A		N/A	3 years
T12	Tilia X europaea (Common Lime)	Managed by topping.	Unlikely or N/A		N/A	3 years
T13	Tilia X europaea (Common Lime)	Managed by topping.	Unlikely or N/A		N/A	3 years
T14	Prunus serrulata 'Kanzan' (Kanzan Cherry)	Ivy (light covering).	Unlikely or N/A		N/A	3 years

Ref	Species	Comments	Likelihood of failure	Recommendations	Priority	When to re-inspect
T15	Prunus avium (Wild Cherry)	Tight forks noted (fair union). Old tear-out wound noted.	Unlikely or N/A		N/A	3 years
T16	Acer campestre (Field Maple)		Unlikely or N/A		N/A	3 years
T17	Acer campestre (Field Maple)		Unlikely or N/A		N/A	3 years
T18	Acer campestre (Field Maple)		Unlikely or N/A		N/A	3 years
T19	Aesculus hippocastanum (Horse Chestnut)	Canker/s noted. Affected by bleeding canker. Die-back in crown. Major deadwood noted.	Gone		N/A	N/A
T20	Acer campestre (Field Maple)		Unlikely or N/A		N/A	3 years
T21	Aesculus hippocastanum (Horse Chestnut)	Canker/s noted. Affected by bleeding canker. Die-back in crown. Major deadwood noted.	Gone	Remove deadwood.	Within 1 year	N/A
T22	Acer campestre (Field Maple)		Unlikely or N/A		N/A	3 years
T23	Aesculus hippocastanum (Horse Chestnut)	Canker/s noted. Affected by bleeding canker. Die-back in crown. Major deadwood noted.	Gone		N/A	N/A
T24	Acer campestre (Field Maple)		Unlikely or N/A		N/A	3 years
T25	Acer campestre (Field Maple)	Epicormics.	Unlikely or N/A		N/A	3 years
T26	Alnus cordata (Italian Alder)	Ivy (heavy covering). Unable to inspect stem due to Ivy. Quite sparse.	Unlikely or N/A	Remove deadwood.	As soon as practicable	3 years
T27	Alnus cordata (Italian Alder)	Ivy (heavy covering). Unable to inspect stem due to Ivy.	Unlikely or N/A	Remove deadwood.	As soon as practicable	3 years
T28	Alnus cordata (Italian Alder)	Ivy (heavy covering). Unable to inspect stem due to Ivy.	Unlikely or N/A	Remove deadwood.	As soon as practicable	3 years
T29	Acer campestre (Field Maple)		Unlikely or N/A		N/A	3 years
T30	Acer campestre (Field Maple)		Unlikely or N/A		N/A	3 years
T31	Acer campestre (Field Maple)		Unlikely or N/A		N/A	3 years
T32	Acer campestre (Field Maple)		Unlikely or N/A		N/A	3 years
T33	Unknown (Unknown)		Gone		N/A	N/A
T34	Crataegus crus-galli (Cockspur Thorn)		Unlikely or N/A		N/A	3 years

Ref	Species	Comments	Likelihood of failure	Recommendations	Priority	When to re-inspect
T35	Sorbus aucuparia (Rowan)	29th April 2026 - Tree trying hard to make it. Die-back in crown.	Possible	Remove deadwood.	As soon as practicable	3 years
T36	Crataegus crus-galli (Cockspur Thorn)		Unlikely or N/A		N/A	3 years
T37	Sorbus aucuparia (Rowan)		Unlikely or N/A		N/A	3 years
T38	Crataegus crus-galli (Cockspur Thorn)		Unlikely or N/A	Remove stakes and ties.	As soon as practicable	3 years
T39	Sorbus aucuparia (Rowan)		Unlikely or N/A		N/A	3 years
T40	Acer platanoides 'Crimson King' (Norway Maple 'Crimson King')	Bleeding canker. Tree is likely to have been affected by soil compaction (due cars parking beneath). 29th April 2026 - some bark dieback from old pruning wounds. Sparse. Die-back in crown.	Possible	Crown reduce 2m all round, remove ivy and give general tidy up	As soon as practicable	3 years
T41	Acer platanoides 'Crimson King' (Norway Maple 'Crimson King')	Tree is likely to have been affected by soil compaction (due cars parking beneath). Sparse. Die-back in crown.	Possible		N/A	3 years
T42	Acer platanoides 'Crimson King' (Norway Maple 'Crimson King')	Tree is likely to have been affected by soil compaction (due cars parking beneath). Sparse. Die-back in crown.	Possible	Crown reduce 2m all round, remove ivy and give general tidy up	As soon as practicable	3 years
T43	Betula pendula (Silver Birch)		Unlikely or N/A	Remove (cut to ground level and grind stump).	As soon as practicable	3 years
T44	Aesculus hippocastanum (Horse Chestnut)	29th April 2026 - tree now looking poor, disturbance within root protection area. Decline is progressive. Canker/s noted. Affected by bleeding canker. Die-back in crown.	Possible	Crown reduce 2m all round, remove ivy and give general tidy up	As soon as practicable	N/A To be removed
T45	Alnus cordata (Italian Alder)	Minor deadwood in crown.	Unlikely or N/A		N/A	3 years
T46	Alnus cordata (Italian Alder)	Minor die-back in crown.	Unlikely or N/A		N/A	3 years
T47	Alnus cordata (Italian Alder)	29th April 2026 - die back appears short lived, Crown appears normal now. Minor die-back in crown.	Unlikely or N/A		N/A	3 years

Ref	Species	Comments	Likelihood of failure	Recommendations	Priority	When to re-inspect
T48	Alnus cordata (Italian Alder)		Unlikely or N/A		N/A	3 years
T49	Alnus cordata (Italian Alder)	Deadwood noted.	Possible	Clear ivy from base and check for defects	Within 1 year	3 years
T50	Alnus cordata (Italian Alder)		Unlikely or N/A		N/A	3 years
T51	Tilia cordata (Small-leaved Lime)		Unlikely or N/A		N/A	3 years
G52	Quercus robur (Common Oak), Sorbus aucuparia (Rowan), Alnus cordata (Italian Alder), Ginkgo biloba (Maidenhair Tree)	Linear group of maturing trees. To be plotted individually as they grow. Some have stakes and ties still round their stems.	Unlikely or N/A		N/A	3 years
T53	Pyrus communis (Common Pear)	Limited decay at base. Decay noted at base.	Unlikely or N/A		N/A	3 years
G54	Crataegus monogyna (Hawthorn)	Trees are starting to slowly collapse. 29th April 2026 - no further decline noted. Ivy (heavy covering).	Possible		N/A	3 years
T55	Fraxinus excelsior (Ash)		Unlikely or N/A		N/A	3 years
G56	Crataegus monogyna (Hawthorn)	Trees are starting to slowly collapse. 29th April. 2026 - no further decline noted. Ivy (heavy covering).	Possible		N/A	3 years
T57	Fraxinus excelsior (Ash)	Wound at base, but stem solid 29th April 2026 - Tree now 75% dead in crown, most likely Ash die back but is also showing low annual growth rate. Minor die-back in crown.	Unlikely or N/A	Clear vegetation from around base and check for defects Step ladder needed to get over fence	Within 1 year	3 years
T58	Crataegus monogyna (Hawthorn)	Tree is starting to slowly collapse. 29th April 2026 - no further decline noted. Ivy (heavy covering).	Possible	Remove (cut to ground level).	As soon as practicable	3 years
T59	Fraxinus excelsior (Ash)		Unlikely or N/A		N/A	3 years
T60	Sambucus nigra (Elder)	Multi-stemmed.	Unlikely or N/A		N/A	3 years

Ref	Species	Comments	Likelihood of failure	Recommendations	Priority	When to re-inspect
T61	Fraxinus excelsior (Ash)	Growing on third-party land. Twin-stemmed. Minor die-back in crown.	Unlikely or N/A		N/A	3 years
T62	Crataegus monogyna (Hawthorn)		Unlikely or N/A		N/A	3 years
T63	Fraxinus excelsior (Ash)	Ivy remains, looked as well as I could. Ivy (heavy covering). Multi-stemmed.	Unlikely or N/A		N/A	3 years
T64	Quercus ilex (Holm Oak)		Unlikely or N/A		N/A	3 years
T65	Betula utilis 'Jacquemontii' (Himalayan Birch)		Unlikely or N/A		N/A	3 years
T66	Betula utilis 'Jacquemontii' (Himalayan Birch)	Tight forks noted (fair union).	Unlikely or N/A		N/A	3 years
T67	Gleditsia triacanthos (Honey Locust)	Golden Honey Locust planted 2002 to commemorate Elizabeth II Golden Jubilee. Bird droppings falling onto fence and footpath (health and safety issue)	Unlikely or N/A		N/A	3 years
T68	Betula utilis 'Jacquemontii' (Himalayan Birch)		Unlikely or N/A		N/A	3 years
T69	Carpinus betulus (Hornbeam)		Unlikely or N/A		N/A	3 years
T70	Acer palmatum (Japanese Maple)	Twin-stemmed.	Unlikely or N/A		N/A	3 years
T71	Fraxinus excelsior (Ash)	29th April. 2026 - access still not possible, Crown looks fair. Hard to inspect base due to location and undergrowth.	Possible		N/A	3 years
T72	Acer saccharinum (Silver Maple)	Tree now 80% dead. Hard to inspect base due to location and undergrowth. Ivy (heavy covering).	Foreseeable	Remove	As soon as practical	N/A To be removed

Appendix 3 - Tree data schedule explanatory notes

This section explains the terms used in the **Tree data schedule** (Appendix 2).

Ref: Each item of vegetation has its own unique number prefixed by a letter such that:

T₁=Tree S₂=Shrub or stump G₃=Group H₄=Hedge W₅=Woodland

Species: Common names are given (with Latin names given in brackets)

VTA – Visual Tree Assessment

1 (tree coloured green) – Acceptable - These are in a normal condition with no significant defects.

2 (tree coloured amber) – Be aware - These are either located in an unsustainable position (a large species of tree close to property for example) or defects have been noted that could lead to future problems. Recommendations are made to remove the tree or the defects or reduce the defects to an acceptable level.

3 (tree coloured red) – Take action - These are hazardous to life and property and cannot be made safe by remedial works alone. These will need to be removed.

4 (tree coloured purple) – N/A – These have been removed since the last survey.

Comments: Tree form and pruning history are recorded along with an account of any significant defects

Likelihood of failure: The tree surveyor's opinion on how likely it is the tree / parts of it will fail within 3 years.

Recommendations: These are based on any defects observed and intended to ensure that the tree is maintained in an acceptable condition.

Priority: Depending upon the threat posed by the tree, and the likelihood of failure, any recommendations made should be carried out within the prescribed timescales.

When to re-inspect: The suggested interval before the next inspection should be carried out.

Appendix 4–References

¹OPSTD/Agriculture and Waste Recycling Sector/ Agriculture Safety Section (2015), *Management of the risk from falling trees or branches*. Available at https://www.hse.gov.uk/foi/internalops/sims/ag_food/oio705.htm# (Accessed: 14 January 2020).

²Forestry Commission (2011), *Common sense risk management of trees, Managing trees for safety*.

³Arboricultural Association (2016), *Tree Surveys: A guide to good practice, Guidance Note 7*.

⁴Mattheck & Breloer (1994), *The Body Language of Trees*, 1994.

⁵Watson and Green (2011), *Fungi on Trees – an Arborists' Field Guide*.

Appendix 5 - Site Plan

Aerial photo showing the approximate locations of the tree/s (Google Earth background). See Appendices 3 & 4 for an explanation of the colours used.

