

2 JUN 2026

Wednesday 27th May 2026

The Planning Department
Hillingdon London Borough
Environment & Street Clean
Civic Centre High Street
Uxbridge
UB8 1UW

Our Ref: IFS-PRE-SUB-25-0125956

Contact: Jake Young

Direct Dial: 0330 380 1032

Email: subsidenceclaimsunits@innovation.group (Please ensure the above full IFS reference is in the subject title of your email)

Dear Sir/Madam

Subsidence Damage Identified At : 24 St. Lawrence Drive, Pinner, HA5 2RU

We have been appointed by the insurers of the above property following discovery of subsidence damage.

As a part of our investigations, an Arboricultural Report was carried out (enclosed) to highlight which vegetation is implicated in the current damage to the property.

Although your vegetation has not been noted as being involved in the current damage, it is our Arboriculturist's opinion that it has the potential to influence the property in the future.

Table 6.2 within the report highlights the recommended vegetation management.

We are not pursuing you for any works at this time as the above is not involved in the current damage, but this letter can be produced as evidence that you have been notified of the risk of future damage being caused by this vegetation and advised to take appropriate action.

If you choose not to take these actions, you should notify your own Insurers as this may affect your cover in the event of future subsidence issues.

Please note vegetation may be protected by a Conservation Area or Tree Preservation Order and you would need to check with the Local Authority prior to any works being undertaken.

If you decide to carry out any vegetation works, please ensure, where appropriate, stumps are treated to inhibit re-growth. You should note that whilst stump treatment is effective in most cases it cannot be guaranteed, and any re-growth should be treated by you as part of normal garden maintenance.

Once you have been notified of the above it is not necessary for us to correspond with you further, so our file on the matter will be closed.

Please note, if you are intending to reply via royal mail, please address all correspondence to Innovation Group
Environmental Services at the address at the top of the letter.

Yours sincerely

Hannah Eustace on behalf of Jake Young
Mitigation Department
Enc Arboricultural Report

Arboricultural Consultancy for Prestige

Note: This report is intended for use between the client, Environmental Services and any parties detailed within the report. It is based on the understanding at the time of visiting the property that Engineers are satisfied that damage is attributable to clay shrinkage subsidence exacerbated by vegetation.

1. Case Details

Insured	Mr Greg Tanner	Address	24 St. Lawrence Drive, Pinner, HA5 2RU		
Client	Subsidence Management Services	Contact	Peter Hughes	Claim No.	IFS-PRE-SUB-25-0125958
ES Ref	SA-257886	Consultant	Kirk Thompson	Contact No.	0330 380 1036
Report Date	15/01/2026				

Scope of Report: To survey the property and determine significant vegetation contributing to subsidence damage, make recommendation for remedial action and assess initial mitigation and recovery prospects. The survey does not make an assessment for decay or hazard evaluation.

2. Property and Damage Description

The insured structure is a 2 storey semi-detached house. It has been extended with a single-storey extension to the rear. The property occupies a level site with no adverse topographical features.

We understand that the current damage relates to both the front and rear elevations of the insured dwelling, where cracking indicates downwards movement.

3. Technical Reports

In preparing our report we have had the benefit of the following technical investigations:

Engineers Report ☒

4. Action Plan

Mitigation	
Insured Involved?	Yes
Local Authority involved?	Yes
Other third party Mitigation involved?	No
Recovery	
Is there a potential recovery action?	No

Treeworks	
Local Authority	Hillingdon London Borough
TPO / Conservation Area / Planning Protection Searches	Awaiting Searches from LA
Additional Comments	
Awaiting Further Instructions.	

5. Technical Synopsis

This report is based upon our understanding at the time of visiting the property that Subsidence Management Services have concluded, on a preliminary basis, that the current damage is due to differential foundation movement exacerbated by moisture abstraction from vegetation growing proximate to the property's foundations.

We have therefore been instructed to assess the potential for vegetation to be influencing soil moisture levels beneath the foundations of the property and, if deemed appropriate provide management proposals which will return long-term stability and allow effective repairs to be undertaken.

The potential drying influence of the vegetation on site, has been considered based on an assessment of overall size, species profile and the proximity of vegetation relative to the advised area of damage.

Based on our observations on site, it is our opinion that the footings of the subject property are within the normally accepted influencing distance of vegetation on site, thereby indicating the potential for the advised damage to be the result of clay shrinkage subsidence exacerbated by the moisture abstracting influence of vegetation.

With due regards to species profile, size and proximity, C1 (Wisteria) and T5 (Cherry) are considered the dominant features proximate to the focal areaS of movement and accordingly, where vegetation is confirmed as being causal, we have identified them as the primary cause of the current subsidence damage.

Arboricultural Consultancy for Prestige

The size and proximity of the above vegetation is consistent with the advised locations of damage and it is our opinion, on balance of probability, that roots from the above vegetation will be in proximity to the footings of the insured property.

Note: additional minor vegetation has been noted on site and, depending on trial-pit location may be identified within future site investigations; however, unless specifically identified within this report, these plants are not deemed material to the current claim nor pose a significant future risk.

Given the above and considering the suspected mechanism of movement, in order to mitigate the current damage thereby allowing soils beneath the property to recover to a position such that an effective engineering repair solution can be implemented, we recommend a program of vegetation management as detailed by this report.

Please refer to Section 6 for management prescriptions.

Preliminary recommendations contained within this report are prescribed on the basis that site investigations confirm vegetation to be causal; management advice is designed to offer the most reliable arboricultural solution likely to restore long-term stability and also facilitate liaison with third-party owners and/or Local Authorities where necessary.

Consequently, we have advocated the complete removal of C1 (Wisteria) and T5 (Cherry) as it will offer the most certain arboricultural solution likely to restore long-term stability.

Consideration has been given to pruning only, as a means of mitigating the influence of the above, however this has been discounted in this instance.

Whilst it is accepted that pruning in accordance with BRE IP7/06 (and if repeated on a 3-year (max) basis) can be an alternative to removal, it is one with a high residual risk of future movement; in the context of the current claim we consider the above vegetation is too large and/or close for pruning to be viable in this instance.

We recommend the role of vegetation and the efficacy of management recommendations be qualified by means of monitoring.

Please note that the footing of the insured property fall within the anticipated rooting distance of additional vegetation which we believe presents a foreseeable risk of future damage and accordingly we have made recommendations in respect of this.

The extent / impact of vegetation management required to restore and maintain long-term stability at this property is acknowledged. However, we consider the impact on the wider public amenity from the proposed tree works is mitigated by the presence of further trees and the scope for replacement planting.

Whilst replacement planting is considered appropriate, due consideration must be given to the ultimate size of the replacement and future management requirements. Species selection should be appropriate for the chosen site and consideration must be given to the ultimate size of the replacement species and any future management requirements.

Is vegetation likely to be a contributory factor in the current damage?	Yes
Is vegetation management likely to contribute to the future stability of the property?	Yes
Is replacement planting considered appropriate?	Yes
Would DNA profiling be of assistance in this case?	No

Arboricultural Consultancy for Prestige

6.0 Recommendations

6.1 Current Claim Requirements

These recommendations may be subject to review following additional site investigations.

Tree No.	Species	Age Cat	Approx. Height (m)	Distance to Building (m) *	Ownership	Action	Requirement
C1	Wisteria	1	4.4	0.1	C - Insured	Remove	Remove close to ground level and treat stump to inhibit regrowth.
T5	Cherry	1	14.8	13.4	C - Insured	Remove	Remove close to ground level and treat stump to inhibit regrowth.

Age Cat: 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property

* Estimated

6.2 Future Risk Recommendations

These recommendations may be subject to review following additional site investigations.

Tree No.	Species	Age Cat	Approx. Height (m)	Distance to Building (m) *	Ownership	Action	Requirement
SG1	Mixed species shrubs: Skimmia, Euonymus, Mahonia, Privet, Viburnum, Photinia and Elaeagnus.	1	2.3	0.8	C - Insured	Action to avoid future risk	Maintain at broadly current dimensions by way of regular pruning.
SG2	Mixed species shrubs: Yew, Rose, Euonymus, Ornamental Acer, Pittosporum and Cornus.	1	1.7	1	C - Insured	Action to avoid future risk	Maintain at broadly current dimensions by way of regular pruning.
T1	Oak	3	23.8	18.1	B - Local Authority	Action to avoid future risk	Undertake a scheme of appropriate vegetation management so as to effectively mitigate future subsidence risk. Any pruning undertaken should be in accordance with BRE IP7/06 and repeated on a 3-year (max) basis to be deemed as effective.
T2	Cypress	1	7.2	7.7	C - Insured	Action to avoid future risk	Maintain at broadly current dimensions by way of regular pruning.
T3	Rhus	1	4.2	8	A - Third Party	No action	No works required.
T4	Laurel (Bay)	1	2.3	1.5	C - Insured	Action to avoid future risk	Maintain at, or below current dimensions by way of regular pruning.
T6	Sycamore	1	17.6	13.7	C - Insured	Action to avoid future risk	Maintain at, or below current dimensions by way of regular pruning.
T7	Cotinus	1	3.3	5	A - Third Party	No action	No works required

Age Cat: 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property

* Estimated

Third party property addresses should be treated as indicative only, should precise detail be required then Environmental Services can undertake Land Registry Searches

Arboricultural Consultancy for Prestige

7. Site Plan



Please note that this plan is not to scale. OS Licence No. 100043218

Arboricultural Consultancy for Prestige

8. Photographs



T1 - Oak



T4 - Laurel (Bay)



T5 - Cherry



T6 - Sycamore



T7 - Other



T1 - Oak

Arboricultural Consultancy for Prestige



SG1 - Mixed species shrubs



T2 - Cypress



C1 - Wisteria



C1 - Wisteria



T3 - Rhus



SG2 - Mixed species shrubs

Arboricultural Consultancy for Prestige



SG2 - Mixed species shrubs

Arboricultural Consultancy for Prestige

Date: 15/01/2026

Property: 24 St. Lawrence Drive, Pinner, HA5 2RU

9. Tree Works Reserve - Does not include recommendations for future risk.

Insured Property Tree Works	£1450.00
Third Party Tree Works	£0.00
Provisional Sum	£0.00

- The above prices are based on works being performed as separate operations.
- The above is a reserve estimate only.
- Ownerships are assumed to be correct and as per Section 6.
- A fixed charge is made for Tree Preservation Order/Conservation Area searches unless charged by the Local Authority in which case it is cost plus 25%.
- Should tree works be prevented due to statutory protection then we will automatically proceed to seek consent for the works and Appeal to the Secretary of State if appropriate.
- All prices will be subject to V.A.T., which will be charged at the rate applying when the invoice is raised.
- Trees are removed as near as possible to ground level, stump and associated roots are not removed or included in the price.
- Where chemical application is made to stumps it cannot always be guaranteed that this will prevent future regrowth. Should this occur we would be pleased to provide advice to the insured on the best course of action available to them at that time. Where there is a risk to other trees of the same species due to root fusion, chemical control may not be appropriate.

10. Limitations

This report is an appraisal of vegetation influence on the property and is made on the understanding that that engineers suspect or have confirmed that vegetation is contributing to clay shrinkage subsidence, which is impacting upon the building. Recommendations for remedial tree works and future management are made to meet the primary objective of assisting in the restoration of stability to the property. In achieving this, it should be appreciated that recommendations may in some cases be contrary to best Arboricultural practice for tree pruning/management and is a necessary compromise between competing objectives.

Following tree surgery we recommended that the building be monitored to establish the effectiveness of the works in restoring stability.

The influence of trees on soils and building is dynamic and vegetation in close proximity to vulnerable structure should be inspected annually.

The statutory tree protection status as notified by the Local Authority was correct at the time of reporting. It should be noted however that this may be subject to change and we therefore advise that further checks with the Local Authority MUST be carried out prior to implementation of any tree works. Failure to do so can result in fines in excess of £20,000.

Our flagging of a possible recovery action is based on a broad approach that assume all third parties with vegetation contributing to the current claim have the potential for a recovery action (including domestic third parties). This way opportunities do not "fall through the net"; it is understood that domestic third parties with no prior knowledge may be difficult to recover against but that decision will be fully determined by the client.

A legal Duty of Care requires that all works specified in this report should be performed by qualified, arboricultural contractors who have been competency tested to determine their suitability for such works in line with Health & Safety Executive Guidelines. Additionally all works should be carried out according to British Standard 3998:2010 "Tree Work. Recommendations".