Trevor Heaps

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Tree Risk Assessment Report

For

Harlyn Primary School, Tolcarne Drive, Pinner

HA5 2DR

Prepared for Heritage Trees Ltd.

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

Date: 2nd April 2026

Ref: TH 5924

AA Registered CONSULTANT trees.org.uk

Institute of Chartered Foresters
Registered Consultant

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 work has been specified (and/or specific re-inspection timescales are specified). The remedial work should be implemented as soon as practically possible or at least within the recommended timescales.

Unless otherwise stated, recommendations are made on the basis that 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 close to tree stems, 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 / adjacent to this site (see Figure 1) are covered by a Tree Preservation Order (TPO 735); which means that if any tree works are required (to the trees covered by the TPO), an application must be made to the Council.

Figure 1

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 1st April 2026. The weather was dry and visibility was good.

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

5.3 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 To help prioritise work, a risk index figure (between 0-100) has been provided. The larger the number, the more important the work will be.

7.5 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

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Trevor Heaps
Chartered Arboriculturist
BSc (Hons), MArborA, MICFor.

Dated

2nd 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 Asscociation

BCT – Bat Conservation Trust

CAS – Consulting Arborist Society

FC – Forestry Commission

Appendix 2 - Tree data schedule

Ref	Species	Comments	Likelihood of problem occurring within 3 years	Risk Index (0-100 / low-high)	Recommendations	Priority	When to re-inspect
T1	Quercus rubra (Red Oak)	Beefsteak fungus at ground level, probe went into wood fairly easily. Crown reduced in past. Stem sounds hollow when tapped.	Possible	10	Carry out resistograph test to determine extent and significance of decay.	As soon as practicable	Within 3 years
T2	Acer campestre (Field Maple)		Unlikely or N/A	0		N/A	Within 3 years
G3	Carpinus betulus (Hornbeam)		Unlikely or N/A	0		N/A	Within 3 years
T4	Prunus avium (Wild Cherry)	Standing dead stack, ivy clad 2nd April 2026 - good conservation value but degrading now and in busy area	Possible	5	Remove (cut to ground level).	As soon as practicable	N/A to be removed
T5	Fraxinus excelsior (Ash)	Sparse.	Unlikely or N/A	0		N/A	Within 3 years
G6	Pyrus chanticleer (Ornamental Pear)	X 7 trees	Unlikely or N/A	0		N/A	Within 3 years
T7	Calocedrus decurrens (Incense Cedar)	Multi-stemmed. Tight forks noted (fair union).	Unlikely or N/A	0		N/A	Within 3 years
T8	Pyrus chanticleer (Ornamental Pear)		Unlikely or N/A	0		N/A	Within 3 years
T9	Prunus padus (Bird Cherry)	Upright form	Unlikely or N/A	0		N/A	Within 3 years
T10	Prunus avium (Wild Cherry)		Unlikely or N/A	0		N/A	Within 3 years
T11	Prunus avium (Wild Cherry)	Minor cavity at ground level. Cavities noted.	Unlikely or N/A	0		N/A	Within 3 years
T12	Prunus sps. (Flowering Cherry)	Minor cavity at ground level. Cavities noted.	Unlikely or N/A	0		N/A	Within 3 years
T13	Prunus avium (Wild Cherry)		Unlikely or N/A	0		N/A	Within 3 years
T14	Prunus padus (Bird Cherry)	Upright form	Unlikely or N/A	0		N/A	Within 3 years
T15	Prunus avium (Wild Cherry)		Unlikely or N/A	0		N/A	Within 3 years
T16	Catalpa bignonioides (Indian Bean Tree)	Bark wounding on stem but sealing. Deadwood noted.	Possible	7.5	Remove major deadwood (50mm diameter and over).	As soon as practicable	Within 3 years
T17	Carpinus betulus (Hornbeam)	Being strangled by ties	Possible	5	2nd April 2026 - not yet done. Remove stake\s and tie/s.	As soon as practicable	Within 3 years
T18	Sorbus aucuparia (Rowan)	Being strangled by ties	Possible	5	2nd April 2026 - not yet done. Remove stake\s and tie/s.	As soon as practicable	Within 3 years

Ref	Species	Comments	Likelihood of problem occurring within 3 years	Risk Index (0-100 / low-high)	Recommendations	Priority	When to re-inspect
T19	Fraxinus ornus (Manna Ash)	Small fungal fruiting body at ground level on site of old wound. Hard to assess base of tree due to location. Old tear-out wound noted. Sparse.	Possible	5	Carry out resistograph test to determine extent and significance of decay.	As soon as practicable	Within 3 years
T20	Acer campestre (Field Maple)		Unlikely or N/A	0		N/A	Within 3 years
T21	Acer campestre (Field Maple)		Unlikely or N/A	0		N/A	Within 3 years
T22	Sorbus aucuparia (Rowan)	Multi-stemmed.	Unlikely or N/A	0		N/A	Within 3 years
T23	Betula pendula (Silver Birch)		Unlikely or N/A	0		N/A	Within 3 years
T24	Betula pendula (Silver Birch)		Unlikely or N/A	0		N/A	Within 3 years
T25	Prunus avium (Wild Cherry)	Chicken of the Woods fungus noted on the ground. No access to trunk (brambles)Twin-stemmed.	Possible	7.5	Clear brambles from around tree and re inspect	As soon as practicable	Within 1 year
T26	Betula pendula (Silver Birch)		Unlikely or N/A	0		N/A	Within 3 years
T27	Sorbus aucuparia (Rowan)		Unlikely or N/A	0		N/A	Within 3 years
T28	Tilia X europaea (Common Lime)	Epicormics.	Unlikely or N/A	0		N/A	Within 3 years
T29	Prunus avium (Wild Cherry)		Unlikely or N/A	0		N/A	Within 3 years
T30	Tilia X europaea (Common Lime)	Asymmetrical crown.	Unlikely or N/A	0		N/A	Within 3 years
T31	Tilia X europaea (Common Lime)	Epicormics.	Unlikely or N/A	0		N/A	Within 3 years
T32	Quercus robur (Common Oak)	Historic tear out wounds. Hard to assess base of tree due to location. Crown reduced in past.	Unlikely or N/A	0		N/A	Within 3 years
T33	Tilia X europaea (Common Lime)	Hard to assess base of tree due to location.	Unlikely or N/A	0		N/A	Within 3 years
T34	Aesculus hippocastanum (Horse Chestnut)		Unlikely or N/A	0		N/A	Within 3 years
T35	Carpinus betulus (Hornbeam)		Unlikely or N/A	0		N/A	Within 3 years
T36	Betula pendula (Silver Birch)		Unlikely or N/A	0		N/A	Within 3 years
T37	Betula pendula (Silver Birch)	Decay exists where tear out occurred in crown. Old tear-out wound noted.	Possible	7.5	Crown reduce all over by 3/4 metres	As soon as practicable	Within 3 years
T38	Acer campestre (Field Maple)	Minor deadwood in crown.	Unlikely or N/A	0		N/A	Within 3 years
T39	Carpinus betulus (Hornbeam)		Unlikely or N/A	0		N/A	Within 3 years
T40	Acer campestre (Field Maple)	Minor deadwood in crown.	Unlikely or N/A	0		N/A	Within 3 years

Ref	Species	Comments	Likelihood of problem occurring within 3 years	Risk Index (0-100 / low-high)	Recommendations	Priority	When to re-inspect
T41	Acer campestre (Field Maple)	Old tear-out wound noted. Minor deadwood in crown.	Unlikely or N/A	0		N/A	Within 3 years
T42	Fraxinus ornus (Manna Ash)	Ivy (light covering).	Unlikely or N/A	0		N/A	Within 3 years
T43	Acer campestre (Field Maple)	Ivy (light covering).	Unlikely or N/A	0		N/A	Within 3 years
T44	Betula pendula (Silver Birch)	Upright form	Unlikely or N/A	0		N/A	Within 3 years
T45	Quercus robur (Common Oak)	Some large limbs have been removed on school side in the past. Hard to assess base of tree due to location. Crown reduced in past. Ivy (light covering). Raised surface roots (trip hazard).	Unlikely or N/A	0		N/A	Within 3 years
T46	Crataegus monogyna (Hawthorn)	Hard to assess base of tree due to location.	Unlikely or N/A	0		N/A	Within 3 years
T47	Fraxinus excelsior (Ash)	Large hollow cavities around base. Managed by pollarding. Re-pollard in about 5 years	Unlikely or N/A	0		N/A	Within 3 years
T48	Quercus robur (Common Oak)	Dead stack	Unlikely or N/A	0		N/A	Within 3 years
T49	Quercus robur (Common Oak)	Crown reduced in past.	Unlikely or N/A	0		N/A	Within 3 years
T50	Carpinus betulus (Hornbeam)		Unlikely or N/A	0		N/A	Within 3 years
G51	Prunus laurocerasus (Cherry Laurel),Crataegus monogyna (Hawthorn),Ulmus procera (English Elm),Prunus cerasifera 'Pissardii' (Purple-leafed Plum),Taxus baccata (Yew),Sambucus nigra (Elder)	Remove fallen trees, low branches blocking paths, and the several dead Elms. Stack or chip onsite 2nd April 2026 - dead elms remain, low target area	Possible	5	Remove dead trees	As soon as practicable	Within 3 years
T52	Acer platanoides (Norway Maple)	Hard to assess base of tree due to location. Ivy (heavy covering).	Unlikely or N/A	0		N/A	Within 3 years
T53	Acer platanoides (Norway Maple)		Unlikely or N/A	0		N/A	Within 3 years
T54	Quercus robur (Common Oak)	Crown reduced in past.	Unlikely or N/A	0		N/A	Within 3 years
T55	Aesculus hippocastanum (Horse Chestnut)	Has been pruned back from gardens Low growth rate Sparse.	Unlikely or N/A	0		N/A	Within 3 years
T56	Picea abies (Norway Spruce)		Unlikely or N/A	0		N/A	Within 3 years
T57	Prunus avium (Wild Cherry)		Gone	0		N/A	N/A Gone

Ref	Species	Comments	Likelihood of problem occurring within 3 years	Risk Index (0-100 / low-high)	Recommendations	Priority	When to re-inspect
T58	Prunus avium (Wild Cherry)	Ganoderma at base and sounds very hollow. Old tear-out wound noted. Sparse. Major deadwood noted.	Gone	0		N/A	N/A Gone
T59	Fraxinus ornus (Manna Ash)		Unlikely or N/A	0		N/A	Within 3 years
T60	Pyrus salicifolia 'Pendula' (Pendulous Willow-leaved Pear)		Unlikely or N/A	0		N/A	Within 3 years
T61	Prunus avium (Wild Cherry)		Unlikely or N/A	0		N/A	Within 3 years
T62	Sorbus aucuparia (Rowan)		Gone	0		N/A	N/A Gone
T63	Betula pendula (Silver Birch)		Unlikely or N/A	0		N/A	Within 3 years
T64	Fraxinus excelsior (Ash)	Growing up through cherry plum	Unlikely or N/A	0		N/A	Within 3 years
G65	Prunus cerasifera (Cherry Plum)	Hard to assess base of tree due to location.	Unlikely or N/A	0		N/A	Within 3 years
T66	Prunus avium (Wild Cherry)	2nd April 2026 - die back still visible, tree may recover. Hard to assess base of tree due to location. Ivy (heavy covering). Quite sparse. Die-back in crown.	Unlikely or N/A	0		N/A	Within 3 years
T67	Fraxinus excelsior (Ash)		Unlikely or N/A	0		N/A	Within 3 years
G68	Amelanchier lamarckii (Snowy Mespil)	Epicormics.	Unlikely or N/A	0		N/A	Within 3 years
G69	Chamaecyparis lawsoniana (Lawson Cypress)		Unlikely or N/A	0		N/A	Within 3 years
T70	Pinus sylvestris (Scots Pine)		Unlikely or N/A	0		N/A	Within 3 years
T71	Quercus rubra (Red Oak)		Unlikely or N/A	0		N/A	Within 3 years
T72	Chamaecyparis lawsoniana (Lawson Cypress)	Twin-stemmed.	Unlikely or N/A	0		N/A	Within 3 years
T73	Quercus robur (Common Oak)		Unlikely or N/A	0		N/A	Within 3 years
T74	Betula pubescens (Downy Birch)		Unlikely or N/A	0		N/A	Within 3 years
T75	Carpinus betulus (Hornbeam)		Unlikely or N/A	0		N/A	Within 3 years
T76	Laburnum anagyroides (Laburnum)	Contains poisonous seeds, if considered a risk then remove	Possible	2.5		N/A	Within 3 years

Ref	Species	Comments	Likelihood of problem occurring within 3 years	Risk Index (0-100 / low-high)	Recommendations	Priority	When to re-inspect
G77	Quercus robur (Common Oak),Prunus avium (Wild Cherry),Fraxinus excelsior (Ash)		Unlikely or N/A	0		N/A	Within 3 years
T78	Carpinus betulus (Hornbeam)	On boundary. Twin-stemmed.	Unlikely or N/A	0		N/A	Within 3 years
T79	Prunus avium (Wild Cherry)		Unlikely or N/A	0		N/A	Within 3 years
G80	Acer campestre (Field Maple),Crataegus monogyna (Hawthorn)		Unlikely or N/A	0		N/A	Within 3 years
T81	Salix caprea (Goat Willow)	Multi-stemmed.	Unlikely or N/A	0		N/A	Within 3 years

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 problem occurring: The tree surveyor's opinion on how likely it is the tree or part of it will fail or cause an issue (such as direct or indirect damage) within 3 years.

Risk Index: An estimate of risk (0 = no risk to 100 = very high risk) based on a calculation made from the assumed occupancy, the size of the tree (or defect) and the assumed likelihood of a problem occurring (see above). This allows work to be prioritised.

Recommendations: These are based on any defects / problems observed and are 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 a problem occurring, 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

[1]OPSTD/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/010705.htm#(Accessed: 14 January 2020).

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

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

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

[5]Watson 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.

Tree Survey Legend

No issues noted - These trees are currently considered to be in an acceptable location and condition with no significant defects noted

Be aware - These trees are either within (current or potential) influencing distance of property or defects have been noted that could lead to future problems.

Take action - These trees are considered to be hazardous to life and property and cannot be made safe by remedial works alone. These trees will need to be removed

N/A - Removed since last survey

Note: Trees are shown as a coloured-coded stems. Hedges and groups are depicted as colour-coded polygons