Services Ltd

TREE INSPECTION
&
ARBORICULTURAL REPORT

Relating to

Farebrothers
Church Street
Warnham
Horsham
West Sussex
RH12 3DZ

FS 646739 EMS 646740

APPENDICES

APPENDIX 1
Tree Inspection Schedule with recommended works

APPENDIX 2
Tree Inspection Plans (not to scale)

APPENDIX 3
Firstport Retirement Property Services Instruction Letter

Produced for:

Farebrothers C/O Elm Group Ltd
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RH12 3DZ

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Monday 26th February 2024

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1.0 INTRODUCTION

1.1 Brief. We have been instructed by Mr. Tom Campbell as the House Manager on behalf of Elm Group Ltd Tree Inspection of all the trees on site in accordance with the specification set out in our letter, appendix 3. The Tree Inspection was carried out for Health & Safety purposes and in order to make recommendations for appropriate tree work.

1.2 The purpose of this Report is to ensure that the owners of the site have taken reasonable steps to prevent injury to residents/staff/visitors or damage to property by the subject trees. The Owners' & Occupiers' Liability Acts 1957 and 1984 state the person responsible for trees has a 'Duty of Care' to carry out regular tree inspections in order that sufficient care is taken to avoid foreseeable harm or damage by the trees under the individual's control.

2.0 TREE INSPECTION METHOD

2.1 The trees within the specified areas which could cause injury or damage to people or property due to structural instability were inspected on Monday 26th February and the weather conditions were Clear, cold with Good visibility. Each tree has been assessed from ground level in line with Visual Tree Assessment guidance (VTA). A nylon sounding mallet was used when decay was suspected combined with a metal probe to aid diagnosis.

2.2 The height, stem diameter and crown spread of the trees were estimated as the accuracy of these measurements is generally not critical to the decision-making process when recommending necessary tree works.

2.3 Trees that require assessing in accordance with the instruction have been tagged with tree tags (551 – 568) and marked on a Tree Inspection Plan. All tree tags are attached to the trees at approx. 1.5m from ground level and are facing the main building. Details of the tree works are provided in the Tree Inspection Schedule with recommended tree works.

2.4 Each tree is given a Zone classification as High, Moderate or Low based on its location and the likelihood and consequence of any potential damage. This should be used as guidance in the prioritisation of any works.

3.0 LEGAL STATUS

3.1 Prior to any tree work being undertaken, your contractor should verify whether there are any Tree Preservation orders, Conservation Area status or Planning Restrictions affecting the works. Should any or all of these be the case, formal Local Authority Planning Consent should be obtained in writing unless the works are deemed to be of an exempt nature where a separate notice may apply. For further information please visit https://www.treeline.co.uk/legislation

4.0 GENERAL SITE DESCRIPTION

4.1 The site in question is situated within the administrative jurisdiction of Horsham District Council. https://www.horsham.gov.uk/

5.0 TREE APPRAISAL

All trees on site within the scope of our instruction have been indicated on the Tree Survey Schedule with recommended tree works as Appendix 1 and the Tree Inspection Plan as Appendix 2.

6.0 RECOMMENDATIONS

6.1 As shown on Appendix 1, there are no trees considered (Category U) under the British Standards Grade column, therefore, No urgent works are considered necessary at this time. However, The Conifer T551 has been recommended for the ivy to be severed and a section removed to enable clear inspection of the base of the tree to ensure no cavities or fruiting bodies area missed. This will then allow recommendations to be made dependant on the results of the inspection. The Common Yew T553 has been recommended for the lateral branches encroaching on the building to be cut back to give sufficient clearance to avoid damages in inclement weather, and to allow more natural light into the affected apartments. The Sycamore T554 has been recommended for the ivy to be severed and re-inspection of the base to assure full inspection of the tree is carried out. The Holly T557 has been recommended for the low lateral branches overhanging the neighbouring building to be removed to give 1.5m clearance to avoid any unnecessary damages in high winds. The Same specification has been recommended for the offsite Blackthorne T563a to prevent damages from the low lateral branches rubbing on the roof of both the main building and garage block. The Lime T564 has been recommended for the low level epicormic growth to be removed to a height of 4m to give sufficient hight clearance. The remainder of the work specified is considered good management and should be programmed in within the timeframes set out in the schedule.

6.2 It is recommended that the work is undertaken by an Arboricultural Association Approved Contractor. All works should conform to British Standards (BS) 3998:2010 Recommendations for Tree Work and to current Arboricultural best practice.

6.3 Recommended inspection re-visits from a Health & Safety perspective are shown in Appendix 1, the inspection frequency is set in accordance with the instruction letter appendix 3, as every two years unless we feel it necessary to revisit more frequently.

6.4 The Wildlife & Countryside Act 1981 (as amended by The Countryside & Rights of Way Act 2000) and The Habitat Regulations 1994 place a legal obligation on the owners and Arboricultural Contractors working on their behalf to protect wildlife species and their habitats. In particular, care should be taken to avoid disturbing all wild birds, bats and badgers (including nests, roosting sites, and setts). This normally dictates that pruning and felling should not be carried out during bird nesting season (from March to October) unless safety is an issue. This may have a significant impact on the timing and methodology of the tree works and the client will be made aware of this.

7.0 THIRD PARTY TREES

7.1 In the event that work is recommended to a third party owned tree (off site), the persons requiring the work to be carried out has a legal responsibility to offer the arising's from any cutting operations back to the owner prior to any works being carried out, the above applies to cutting back third party trees working from within your own property. If access is required onto third party land to carry out work over your own property or pruning is required beyond the boundary then written permission for access and working on third party trees would be required from the owner prior to any work being carried out.

8.0 CONCLUSIONS

8.1 The agreed areas have been Inspected and recommendations have been made for appropriate works. These works should be carried out in full in accordance with the given timeframes. It is advised that this Inspection should be reviewed at intervals of two years.

9.0 LIMITATION

9.1 The assessments are based on professional experience and expert observation at the time of the inspection. No liability can be assumed to rest with Treeline Services limited should site conditions or features alter after our inspection.

9.2 **Validity Period:**
The conclusions and recommendations in this report are valid for a period of one year from the date of survey. Trees are living organisms subject to change: this validity period may be reduced should changes in condition occur to the subject(s) of the report or surrounding area. All recommendations are given in the context of the site's current usage; any change would dictate a re-inspection.

10.0 GLOSSARY

10.1 **Definitions:** In the context of tree management services, the following meanings apply:

Survey: A general assessment of trees from ground level as specified by the instructing party and plotting of trees individually or in groups on a Tree Schedule and recording of observations on a tabulated schedule (Appendix. 1). Trees are surveyed and assessed only from land in the clients ownership, management or public land, access from neighbouring private land is not sought other than by special arrangement with the instructing party.

Inspection: A detailed examination of a tree or trees to determine the state of their health or mechanical integrity or both as might be specified by the instructing party, or to determine the cause of an effect such as damage to a structure in relation to a tree or trees. Trees will be surveyed, assessed and inspected only from land in the client's ownership or public land, access from neighbouring private land will not be sought other than by special arrangement with the instructing party.

Target: A target is anything of value (persons or property), which could be harmed in the event of tree failure.

10.2 EXPLANATION OF MANAGEMENT PRESCRIPTIONS

Management Prescription	Explanation
Bracing Work Required	Installation of modern, industry standard tree bracing system (e.g., Cobra System) to mitigate risk of union failure. Steel Bracing may also be recommended in certain circumstances.
Coppice	Felling of the main stem(s) (usually of a previously coppiced tree or species that is commonly coppiced) to ground level, promoting regrowth of fresh shoots.
Crown Lift	Removal of the lowest branches or parts of these branches (secondary growth) which extend below a particular height, usually to necessitate access. Removal of branches greater in diameter than one third the diameter of the stem from which they are removed should be avoided.
Crown Reduce	A crown reduction is a very common arboricultural operation performed to reduce the height and/or spread of a tree by selectively cutting back smaller/secondary branches. This can be done to help prevent damage to the tree caused by 'wind-loading', but more commonly is performed when a tree is outgrowing its confines, or for purely cosmetic reasons. Crown reductions are specified as a reduction of a specific meterage both in height & lateral spread. Reductions of greater than 30% of crown volume should be avoided except in exceptional circumstances as this can be detrimental to the health of the tree. The branch removed should not leave a wound diameter greater than ⅓ of the diameter of the parent branch from which it has been cut at the pruning point.
Crown Thin	Crown thinning involves the removal of some of the branches and leaf area of the tree with the intention of creating an even and balanced tree structure. This may include the removal of damaged, crossing, and crowded branches. As with reductions, removal of more than 30% of the leaf area should be avoided and the branch removed should not leave a wound diameter greater than a ⅓ of the diameter of the parent branch from which it has been cut, at the pruning point.
Decay Detection	Decay detection by invasive or non-invasive measures is recommended if it is suspected that the tree is afflicted by decay fungi and may be structurally unsound.

Epicormic Growth Removal	Epicormic growth is the proliferation of young shoots around the stem and branches from adventitious buds present beneath the bark.
Acoustic Test	The trunk is sounded with a non-damaging instrument, such as a broad-headed mallet made of nylon. The tree risk assessor strikes the tree trunk in multiple places and listens for tone variations that may indicate hollows or dead bark.
Fell To Near Ground Level	Complete removal of the tree leaving a stump near to ground level
Fell Tree and Treat Stump	Complete removal of the tree leaving a stump, which is then poisoned to prevent regrowth.
Formative Prune	Formative pruning is an operation usually completed early in the life of a tree to promote good form and reduce the possibility of defects forming in later life.
Hanger Removal	Removal of a partially or completely loose branch which presents a hazard, especially in high wind.
Sever Ivy	Severing ivy at the base of the tree to kill off growth in the canopy. A section of ivy approximately 100cm should be removed to prevent ivy from re-grafting together and continuing to grow. This should be carried out using hand tools only.
Ivy Removal	Complete removal of ivy.
Monolith to Safe Level	Removal of all side branches and treetop leaving a standing trunk at a given height which may then be left to decay and fall apart usually for ecological reasons.
Pollard to Original Points	Pollarding involves cutting back the crown of the tree back to the trunk and allowing new branches to sprout from the cuts and is, strictly speaking, the correct term only when a tree has been previously pollard and there are already pollard points present. Pollarding to original points is to make a new series of cuts at the same position as the cuts of the previous cycle.

Remove Basal Growth	Removal of shoots from around the base of the stem of a tree
Removal of Deadwood	Removal of all or a specified diameter of dead or dying and damaged branches.
Stub Removal	Pruning cuts should be made in accordance with the recommendations in BS3998 2010 – cuts should be made at the appropriate place neither flush cutting, nor leaving stubs.
Stump Removal	Removal of the stump either through excavation by hand, or by grinding out with a mechanical stump grinder.
Undertake Climbing Inspection	A climbing inspection may be deemed necessary to inspect features in the crown which are not sufficiently visible from the ground. A written report of the relevant findings should be produced.

This Report has been prepared for the sole use and benefit of the Client. Any liability of Treeline Services Limited shall not be extended to any third party.

No part of this Report is to be reproduced without authorisation of Treeline Services Limited.

Appendix 1

TREE INSPECTION REPORT

QUOTATION NO: **47417**
SITE ADDRESS: **Farebrothers, Church Street, Warnham, Horsham, West Sussex RH12 3DZ**
DATE & WEATHER CONDITIONS: **Monday 26th February 2024 Weather: Clear, cold with good visibility.**

Tree No. on Plan	Species	Age Class	Height (Ms)	Spread (Ms)	Stem Diameter mm	Vigour	Life Expectancy	B.S. grade	Physiological Condition/ Remarks	Recommendations	Informed by Risk Rating		
											Risk Zone	Work Priority	Inspection Frequency
551	Conifer	M	12	2.5	3x 200	A	20 – 40	B	Boundary tree with good screening from road, Multiple stem at 1.6m from ground level, Ivy enveloped main stem to 2m, Low lateral branches over site lawn area, No fruiting bodies present at time of inspection, Acoustic test OK.	Sever and remove a section of ivy from ground level to a height of 1m using hand tools only and re-inspect basal region.	2	3	2
552	Beech	SM	15	4	460	A	40+	A	Good amenity and landscape value tree for site, Crown reduced in past, Minor deadwood present in crown in range of 25mm and smaller, No fruiting bodies present at time of Inspection, Acoustic test OK.	No work required.	2	0	2

553	Yew	M	10	5	1600	A	40+	B	Good screening value tree for site, Previously reduced tree with no significant defects in crown, Minor deadwood present in crown in range of 25mm and smaller, Lateral branches within 0.75m of building, Low lateral branches overhanging communal grass area, Basal growth present, No fruiting bodies present at time of inspection, Acoustic test OK.	Remove basal growth, Cut back lateral branches to give 2.5m clearance of building, Crown lift to a height of 3m from ground level.	2	3	2
554	Sycamore	SM	9	3	400	A	20 – 40	B	Located on Boundary with neighbouring drive way, Suppressed crown from larger Beech T552, deadwood present in crown in range of 25mm and smaller, ivy enveloped main stem, Ivy impeding inspection.	Sever and remove a section ivy from ground level to a height of 1m using hand tools only and re-inspect base.	2	3	2
555	Beech	M	11	5	700	A	40+	A	Crown reduced in past, Lateral branches overhanging Neighbouring property, 2m of regeneration growth, Minor deadwood present in crown in range of 25mm and smaller, 17 degree lean towards neighbour's property, Ivy at base of main stem, No fruiting bodies present at time of inspection, Acoustic test OK.	Crown reduce by 1.5m to previous points (approx. 2m).	2	5	2

556	Cherry	M	3	2	250	A	20 – 40	B	Crown reduced in past, Extensive surface roots in shrub bed towards building, Ivy on main stem, Minor deadwood present in crown in range of 25mm and smaller, Decayed old pruning points, No fruiting bodies present at time of inspection, Acoustic test OK.	Crown reduce by 1 – 1.5m to suitable growth points, Remove deadwood 5mm and greater in diameter.	2	4	2
557	Holly	SM	5	2	100, 100, 150	A	20 – 40	B	Multi-stem at ground level, Low lateral branches overhanging boundary within 0.25m of neighbouring building roof, No fruiting bodies present at time of inspection, Acoustic test OK.	Crown lift to clear neighbouring building by 1.5m.	2	3	2
558	Irish Yew	EM	4	1	150	A	40+	A	Good screening Boundary tree, Minor internal deadwood present in crown in range of 25mm and smaller, No significant defects, No fruiting bodies present at time of inspection, Acoustic test OK.	No work required.	2	0	2
559	Walnut	M	9	4	400	A	40+	B	Crown reduced in past, Located within 5m of adjacent building, Minor deadwood present in crown in range of 25mm and smaller, Good levels of regeneration growth, No fruiting bodies present at time f inspection, Acoustic test OK.	Crown reduce by 1 – 1.5m to previous points (approx. 2m) and remove deadwood.	2	5	2

560	Conifer	M	6	1.5	350	A	20 – 40	B	Multi-stem at ground level, Minor deadwood within crown in range of 25mm and smaller, Low vegetation over site and boundary, No fruiting bodies present at time of inspection, Acoustic test OK.	No works required.	2	0	2
561	Conifer	M	6	2	350	A	20 – 40	B	Multi-stem at ground level, Minor deadwood within crown in range of 25mm and smaller, Low vegetation over site and boundary, No fruiting bodies present at time of inspection, Acoustic test OK.	No works required	2	0	2
561a	Pine	M	19	5	680	A	40+	B	Offsite tree in neighbouring gardens, Lateral branches overhanging north area of site, Minor deadwood present in crown, No basal inspection carried out due to location and visibility restrictions.	No works required.	3	0	2
561b	Eucalyptus	M	15	4	550	A	40+	B	Offsite tree in neighbouring gardens, Lateral branches overhanging north area of site, Crown reduced in past, Minor deadwood present in crown, No basal inspection carried out due to location and visibility restrictions.	No works required.	3	0	2

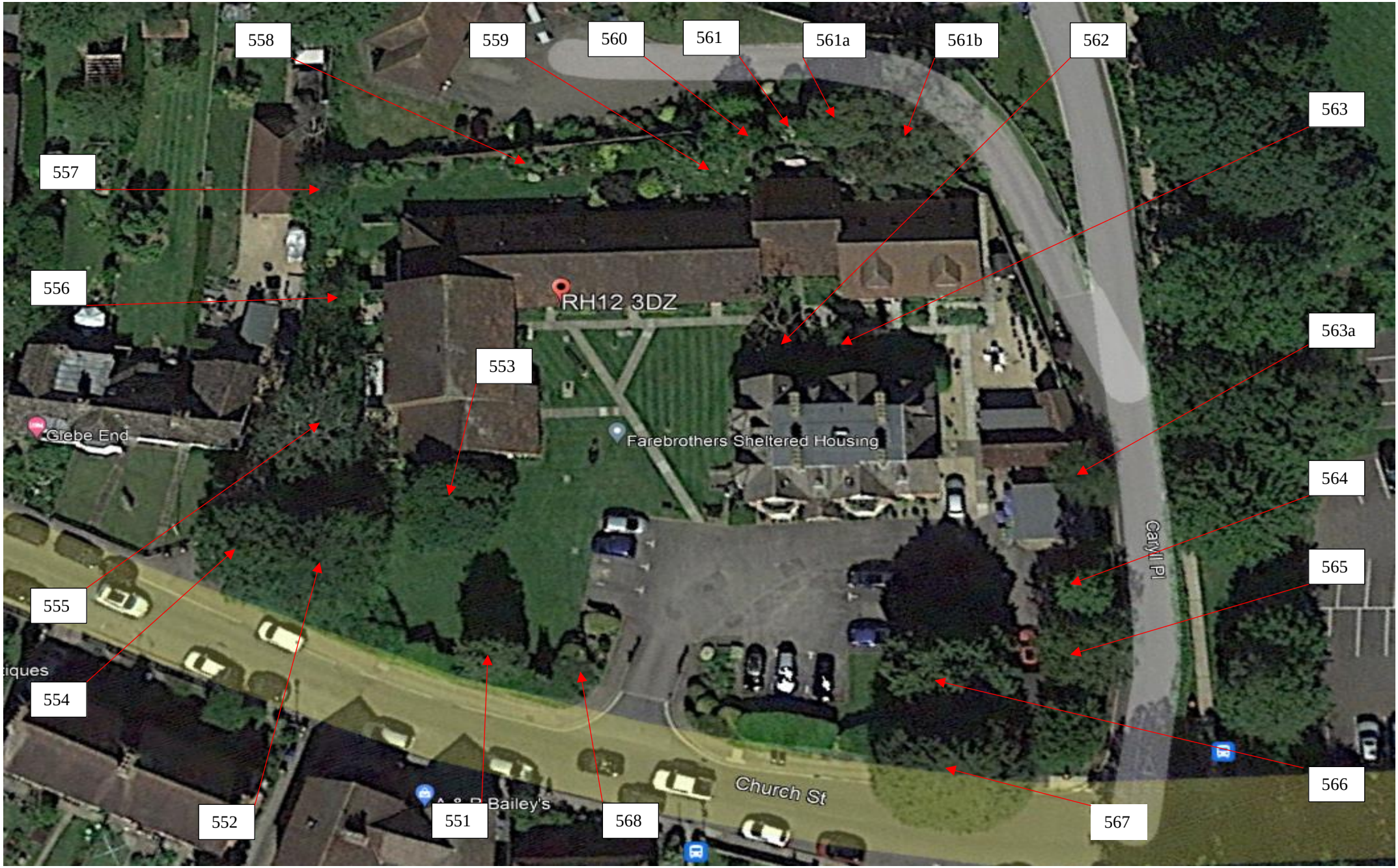
562	Robinia	M	8	3	350	A	20 – 40	B	Crown reduced in past, Extensive levels of re-growth, Minor deadwood present in crown in range of 25mm and smaller, Decay in old reduction points, Lateral branches overhanging pathway and communal lawns, No fruiting bodies present at time of inspection, Acoustic test OK.	Crown reduce by 2 – 2.5m to previous points (approx. 2m) and remove deadwood.	2	4	2
563	Osmanthus Heterophyllus 'Gulftide'	M	4	2	100	A	20 – 40	B	Multi stem at 1m, Crown reduced in past, Sparce crown for species, Minor deadwood present in crown in range of 25mm and smaller, No fruiting bodies present at time of inspection, Acoustic test OK.	No work required.	2	0	2
563a	Blackthorn	M	6.5	2	150	A	40+	B	Offsite tree in adjacent access road, Low lateral branches overhanging site buildings, Minor deadwood present in crown in range of 25mm and smaller, Triple stem at 1m, No fruiting bodies present at time of inspection, Acoustic test OK.	Crown lift to give 1.5m clearance of garage roof and site building roof.	2	3	2

564	Lime	M	15	3.5	650	A	40+	B	Located within garage block area of site, Crown reduced in past, Tight bifurcation at 3.5m, Epicormic growth on main stem overhanging access to garages, Minor deadwood present in crown in range of 25mm and smaller, Basal growth around main stem, No fruiting bodies present at time of inspection, Acoustic test OK.	Crown lift to a height of 4m from ground level by removal of epicormic growth.	2	3	2
565	Yew	M	7	3	700	A	40+	B	Twin-stem tree at 250mm from ground level, Minor deadwood present in crown in range of 25mm and smaller, Lateral branches overhanging garage block area, Bird box affixed to main stem, No fruiting bodies present at time of inspection, Acoustic test OK.	No work required.	2	0	2
566	Thuja	M	16	5	1100	A	40+	B	Multi-stem tree from 1.5m, Lateral branches overhanging garage block to north, Minor deadwood present in crown in range of 25mm and smaller, Minor decay on southern stem nearest the road from previous stem removal, Ivy on main stem to a height of 2m, No fruiting bodies present at time of inspection, Acoustic test OK.	Crown lift to a height of 1.5m above garage, server and remove a section of ivy from ground level to a height of 1m using hand tools only.	2	4	2

567	Macrocarpa	OM	20	7	1000	A	40+	B	Front of site tree, unclear ownership tree, Low lateral branches overhanging both road and pathway, Ivy on main stem, Deadwood present in crown in range of 25mm and greater, 11 degree lean towards road, No fruiting bodies present at time of inspection, Acoustic test OK.	Check ownership, Reduce height by 5 - 6m, crown lit to a height of 3m over public foot path and 6m over road.	2	4	2
568	Yew	/	/	/	/	/	/	/	Felled and removed from site.	/	/	/	/

Age Class:	***Additional Comments:***	***Vigour***	***Life Expectancy***	***British Standard Grade***	***Inspection Frequency***	***Risk Zone***	***Work Priority:***
Y = Young							*1 = Urgent*
EM= Early Mature		G = Good	Less than10	A = High	1. Monthly	1. High	*2 = Within 1 month*
SM = Semi-mature		A = Average	10 - 20	B = Moderate	2. Annually	2. Moderate	*3 = Within 6 months*
M = Mature		L = Low	20 - 40	C = Low	3. Biannually	3. Low	*4 = Within 12 months*
OM = Over-mature		D = Dead	40 +	U = Dangerous	4. Every3 yrs.		*5 – Within 24 months*
V = Veteran							

APPENDIX 2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Glebe End
Farebrothers Sheltered Housing
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Carvill Pl
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Church St
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APPENDIX 3

SPECIFICATION FOR RISK ASSESSMENTS ON TREES

General

The Risk Assessment is to be a detailed report of the trees. This is to include:

- Details of the Site, which is the full address and post code.
- Details of the person carrying out the inspection and their qualifications.
- Date of the inspection.
- Method as how they will carry out the inspections.

Specification of Works

- Inspect all trees from ground level.
- Mark all trees on a site layout and assign them ID numbers.
- Provide Physiological conditions/ Remarks of the tree.
- Make any observation about the trees.
- Recommend any Arboricultural or other works to the trees to procure the continuing health and safety of the tree.
- Provide a timescale in which the works are to be completed.
- Trees to be inspected by an Arboriculturalist every two years as a minimum unless otherwise stated within appendix 1.

Limitations and Exclusions

- Tree inspections are valid for a limited period only. Trees are subject to change as they are living organisms and are affected by the environment in which they live.
- There is no such thing as a completely safe tree. Trees can fail as a result of exceptional weather conditions even if they are in good condition.

Method of Inspection

- The trees are to be visually inspected from ground level only.

Information to be provided on report.

- Tree ID – The number to be given to each tree and marked on the site layout.

- Tree type - Common name of the tree.
- Young – Establishing, usually with good vigour.
- Early Mature – Established, Usually vigorous and increasing in height.
- Semi Mature - Fully established, around half their species life expectancy, generally good vigour and achieving full height potential but crown still spreading.
- Mature – Moderate vigour, no additional height expected and growth rate slowing.
- Over Mature – Fully mature, in last quarter of life expectancy, vigour decreasing.
- Veteran – An ancient tree with veteran features and that is of interest biologically, culturally, or aesthetically because of its age or condition.
- Height - The height of the tree in meters.
- DBH (Stem Diameter at Brest height) - The diameter of the stem/s in millimetres at 1.5 meters above ground level.
- Overall Condition – The Vigour of the tree.
- G = Good - Tree in healthy condition or with minor defects of no significance.
- A = Average - Trees with some defects but which can be rectified without removing the tree completely or those that mat require more frequent inspections.
- L = Low - Trees with one or more significant defects.
- D = Dead - Trees which show no sign of life.

- Physiological Condition / Remarks - Any relevant comments about the tree.
- Recommendations - Any Arboriculture recommendations necessary from a safety, amenity, or tree health point of view.

- 01 – Urgent - recommended works to be carried out as soon as possible.
- 02 – High - recommended works to be carried out within one months.
- 03 – Moderate - Recommended works to be carried out within six months.
- 04 – Low - Recommended works to be carried out within one year.
- 05 – Advisory works - Recommended works to be carried out within two years.

- Next Survey - The months within which the following survey should be carried out.

Elm Group Ltd Instruction Letter 2017

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