

Arboricultural Consultancy for HBOS

Note: This reduced format report is an initial appraisal only and may have been produced without the benefit of site investigations. It is intended for use between the client, Marishal Thompson Group and any parties detailed within the report. It is based on the assumption that Engineers are satisfied that current damage is due to clay shrinkage subsidence attributable to vegetation.

1. Case Details

Insured	Mrs C Watson	Address	31 Hollybank Road, Emsworth, West Sussex, PO10 7UE

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

2. Property and Damage Description

The insured structure is a 1 storey detached house. It has been extended with a conservatory addition to the rear. The property occupies a level site with no adverse topographical features.

Damage relates to the right-hand flank of the insured dwelling and the conservatory where cracking indicates downward movement. Please refer to the engineers report for a full description of the claim history and damage.

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?	TBC
Other third party Mitigation involved?	Yes
Recovery	
Is there a potential recovery action?	Yes

Treeworks	
TPO / Conservation Area / Planning Protection Searches	Insured: TPO Third Party: TPO
Additional Comments	
Awaiting Further Instructions.	
A potential recovery action has been identified.	
Engineers should consider focusing investigations to strengthen factual evidence for disclosure to third party tree owners.	
Please carry out a ground heave assessment.	

5. Technical Synopsis

This report is based upon the assumed presence of highly plastic clay soils and that Lloyds Banking Group engineers are satisfied that damage is due to clay shrinkage subsidence exacerbated by vegetation.

We have been instructed to advise on the causal vegetation and to deliver management proposals which will provide on-going and long term stability allowing repairs to be undertaken.

From our observations on site, the footings of the subject property fall within the anticipated rooting range of vegetation located on site, thereby indicating the potential for the observed damage to be the result of clay shrinkage subsidence exacerbated by the influence of vegetation.

Whilst there is currently no positive root identification to implicate SG1 (Mixed Species Group), T2 (Oak) and TG1 (Oak) in the current damage, our assessment on site considers that the footings of the subject property fall within the anticipated rooting zone of this vegetation.

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In assessing the potential drying influence of the vegetation on site, T2 (Oak) and TG1 (Oak) are considered the dominant feature and accordingly we have identified them as the principal cause of subsidence.

The influence of the above is determined by the size of the trees in relation to the area of damage taking into account species profile and site topography. It is our opinion on balance of probability that roots from the above vegetation will be in proximity to footings of the insured property.

Given the above information and the advised mechanism of movement a program of vegetation management would assist in restoring stable conditions.

Please refer to Section 6 for management prescriptions.

In order to mitigate the current damage and allow soils beneath the property to recover to a position such that an effective engineering repair solution can be implemented we recommended that T2 (Oak) and TG1 (Oak) are removed. Shrubs within 4m of the rear conservatory within SG1 should be removed to eliminate them as a causal factor.

Whilst we have given consideration to pruning as a means of mitigating the vegetative influence of the above, this has been discounted.

Pruning is generally ineffective and in the context of the current claim we consider the above vegetation is simply too large and/or close for pruning to be effective.

Replacement planting is considered appropriate however 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 ultimate tree height should not exceed 75% of the available distance to built structures.

We recommend the efficacy of the management recommendations be qualified by means of further monitoring to confirm stability.

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
Does the potential of ground heave need to be assessed by Consulting Engineers before management recommendations are implemented?	Yes
Will implementation of the management recommendations result in significant amenity loss?	No
Would DNA profiling be of assistance in this case?	Yes

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6.0 Recommendations

6.1 Table 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
T2	Oak	3	10	13.8	C - Insured	Remove	Remove subject to heave assessment.
TG1	Oak	3	16.8	15.1	A - Third Party 33 Hollybank Road, Emsworth, West Sussex, PO10 7UE	Remove	Remove the closest Oak subject to heave assessment. Do not allow remainder to exceed current dimensions.
SG1	Mixed species shrubs including; Dogwood, Acer	1	2.6	3.4	C - Insured	Maintain as detailed	Remove to ensure 4m clearance to the rear conservatory. Do not allow remainder to exceed current dimensions.

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

6.2 Table 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
T1	Maple (Field)	3	10.5	16.5	E - Boundary Veg (ownership to be confirmed)	Action to avoid future risk	Remove and treat stump to inhibit regrowth subject to heave assessment.
H1	Cypress	1	2.4	12.4	E - Boundary Veg (ownership to be confirmed)	Action to avoid future risk	Do not allow to exceed current dimensions.
S1	Holly	1	2	13.6	E - Boundary Veg (ownership to be confirmed)	No Action	No works.
SG2	Mixed species shrubs Group including; Laurel and Pyracantha.	1	2.3	3.4	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
T3	Oak	2	11.5	17.5	E - Boundary Veg (ownership to be confirmed)	Action to avoid future risk	Do not allow to exceed current dimensions.

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 Marishal Thompson can undertake Land Registry Searches

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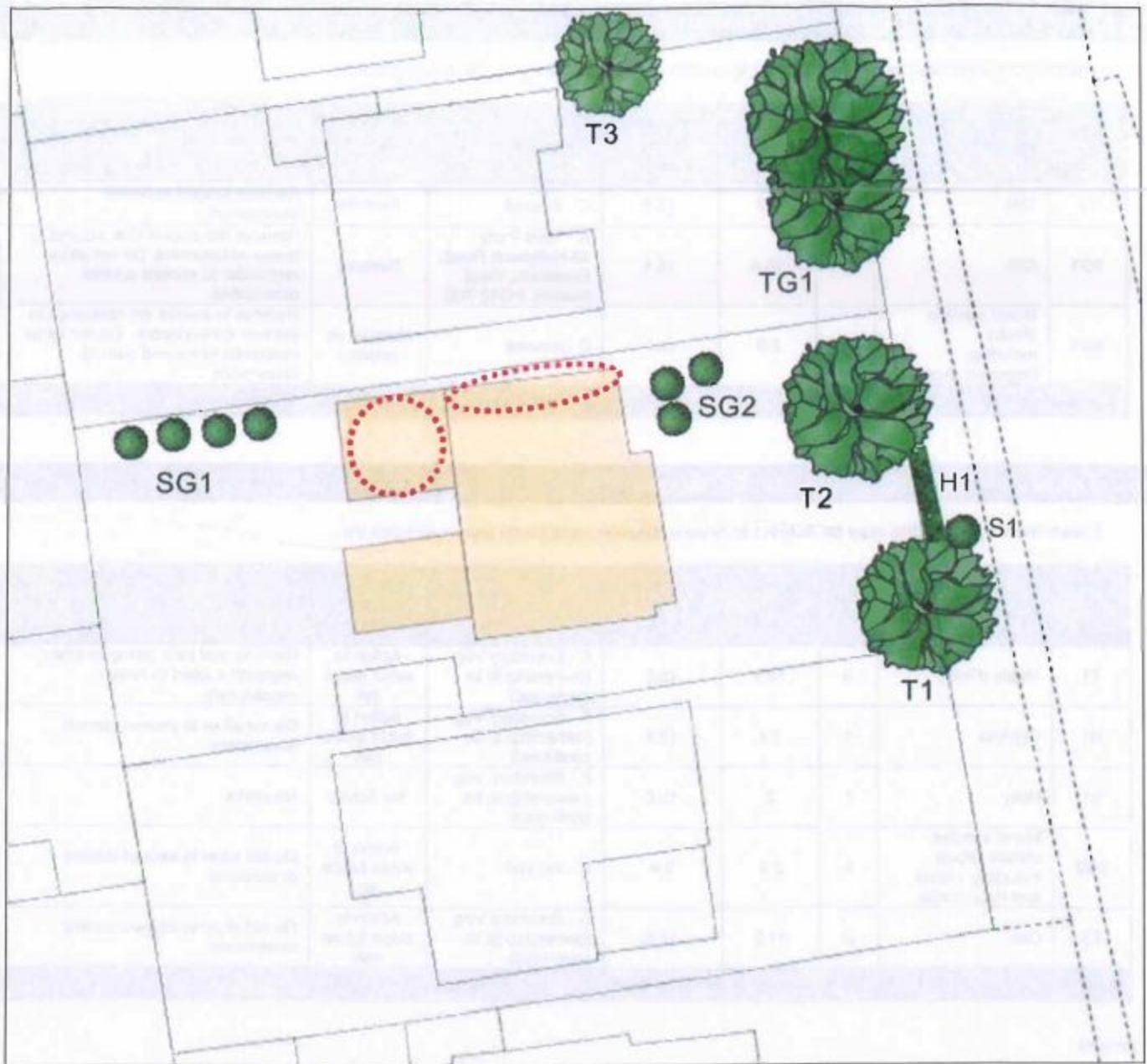
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7. Site Plan



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

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8. Photographs



SG1 Mixed



SG2 Mixed



T1 Field Maple



T2 Oak

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TG1 Oak x2



T3 Oak



H1 Cypress



S1 Holly

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Date: 22/11/2013

Property: 31 Hollybank Road

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

Insured Property Tree Works	£1800
Third Party Tree Works	£1800
Provisional Sum	£0

- 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 treeworks 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.
- Stump removal is not included within the above price, and would be an additional charge if required. Where this is requested please note that responsibility cannot be accepted for damage to underground services unless these are identified prior to the works being undertaken.
- Where chemical application is made to stumps it cannot always be guaranteed that this will prevent future re-growth. 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 intended as a preliminary appraisal of vegetation influence on the property and assumes 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.

Any connection between the structural damage to the property and trees will require the clear identification of shrinkable clay soils below foundation depths. Following tree works we recommended that the building be monitored to establish the effectiveness of the works. Should sufficient stability not be achieved this may be indicative of the fact that an Arboricultural solution is not possible in isolation.

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

The presence of Tree Preservation Orders (TPO) or Conservation Area status must be determined prior to any tree works being implemented, 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".

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