

Arboricultural Consultancy for Groupama

25 JUN 2013

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Note⁽¹⁾: 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 & Co. (Environmental) Ltd 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	Mr & Mrs Gruchy	Address	5 Hitherwood Close, Waterloooville, PO7 8SA		
Client	Merlin Claims Ltd	Contact	Peter Moore	Claim No.	09/10/2549239/PQM
MT Ref	LS/0604111414/JB	Contact	Joseph Blackwell	Contact No.	08702 416 180
Report Date	09/05/2011				

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 2 storey 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.

Damage relates to the rear extension where cracking indicates downward movement.

3. Technical Reports

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

Soil Analysis ☒ Drain Report ☒ Foundation Detail ☒

4. Action Plan

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

Treeworks	
Is there any statutory protection?	Awaiting Searches from LA
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 our understanding at the time of visiting the property that Merlin Claims engineers have concluded that damage is due to clay shrinkage subsidence exacerbated by vegetation.

Recent site investigations have confirmed the presence of a shrinkable clay soil below foundation level indicating that there is the potential for damage due to clay shrinkage subsidence which may have been exacerbated by nearby vegetation.

Based on our site inspection and investigations undertaken by engineers, and taking account of vegetation location, relative to the focal area of damage, it is our opinion that T11 (Oak) will be exerting the principal vegetative influence to the rear extension. It is also our opinion that T9 (Oak), T12 (Willow (Contorted)) and TG2 (Mixed Species Group) are considered to be contributory factors in the damage.

The above influences are determined by species, size and the proximity of vegetation to the area of damage as well as known species characteristics.

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The remaining trees and vegetation were recorded as future risk and should be managed as per the recommendations.

Fine roots were recovered within TP/BH1 at a depth of 4.5m, formal identification has yet to be carried out.

Some of the implicated trees were found to be located on unknown land to the rear of the property and further Land Registry searches may be required to ascertain management responsibility.

Engineers have made an assessment of heave risk using moisture content comparisons for details please see site investigation report.

Please refer to Section 6.0 for full details of management prescriptions.

Vegetation management in the form of removal and appropriate stump treatment will help to promote the restoration of long-term stability to the insured property; pruning should not be considered as representing an effective or reliable long-term alternative solution.

Monitoring should continue to establish the efficacy of the prescribed works. However, a review of recommendations may be required on receipt of further site investigations, ongoing monitoring data or if stability is not satisfactorily restored.

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?	See Above
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?	See Above

6. Recommendations (Table 1)

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	Virginia Creeper	1	2	1	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
CG1	Mixed Species Group (M) Hydrangea x 1. Rose x 1.	1	3	1	A - Third Party 6 Hitherwood Close Waterlooville PO7 8SA	Action to avoid future risk	Do not allow to exceed current dimensions.
H1	Rose	1	0.5	1	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
S1	Choisya	1	1	0.1	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
S2	Rose	1	5.5	0.1	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
S3	Pyracantha	1	3	0.1	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
S4	Pyracantha	1	2	1	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
SG1	Rose	1	3	0.2	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.

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T1	Pear (willow leafed)	1	2	4.5	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
T10	Oak	3	16	18*	D - Unknown	Action to avoid future risk	Reduce and maintain below 14m in height.
T11	Oak	3	14	8*	D - Unknown	Remove	Remove subject to heave assessment.
T12	Willow (Contorted)	1	6	7*	C - Insured	Remove	Remove and treat stump to inhibit regrowth.
T2	Palm	1	1	1.5	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
T3	Hazel (Common)	1	1	1	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
T4	Cotoneaster	1	6	0.1	C - Insured	Action to avoid future risk	Remove and treat stump to inhibit regrowth.
T5	Cypress (Lawson)	1	3	6	C - Insured	Action to avoid future risk	Restrict to 10m in height.
T6	Rhus	1	4	9	C - Insured	Action to avoid future risk	Restrict to 7m in height.
T7	Oak	2	8	14*	D - Unknown	Action to avoid future risk	Restrict to 10m in height.
T8	Hawthorn	1	6	11*	D - Unknown	Action to avoid future risk	Restrict to 8.5m in height.
T9	Oak	3	10	9.5	D - Unknown	Remove	Remove subject to heave assessment.
TG1	Mixed Species Group (M) Cypress (Lawson) x 1. Japanese Red Cedar x 1.	1	2	2	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
TG2	Mixed Species Group (M) Apple x 2. Plum x 1.	1	5	3*	A - Third Party 6 Hitherwood Close Waterlooville PO7 8SA	Remove	Remove and treat stump to inhibit regrowth.
TG3	Mixed Species Group (M) Blackthorn x 1. Hawthorn x 1.	1	5	8.5	D - Unknown	Action to avoid future risk	Restrict to 6.5m in height.

Age Cat: 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property and may represent a heave risk

* 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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7. Site Plan



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

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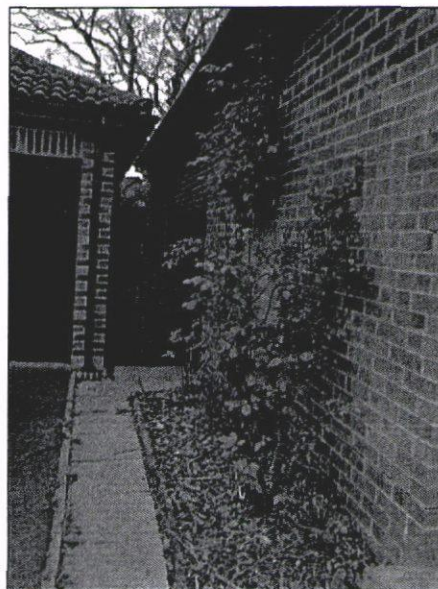
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8. Photographs



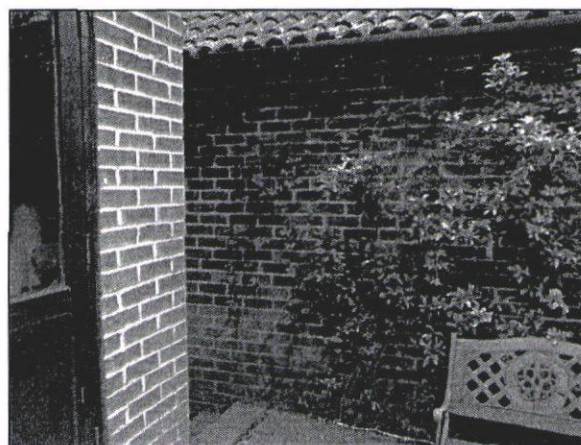
T1 - Pear (willow leafed)



SG1 - Rose



S4 - Pyracantha



C1 - Virginia Creeper

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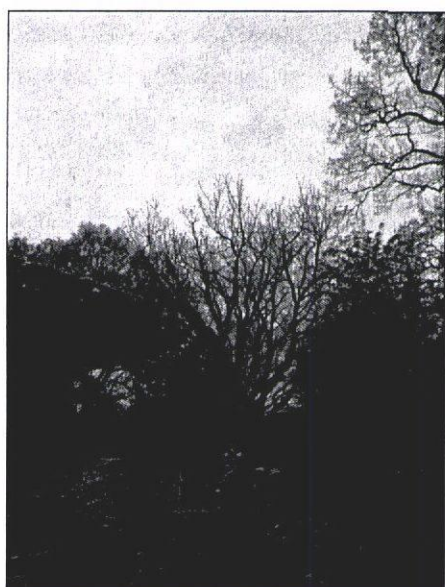
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T5 - Cypress (Lawson)



T6 - Rhus



T7 - Oak



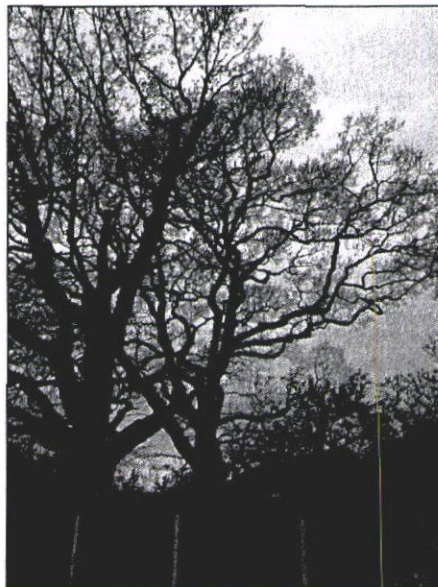
T8 - Hawthorn

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T9 - Oak

AKS



T10 - Oak



T11 - Oak



TG1 - Mixed Species Group (M)

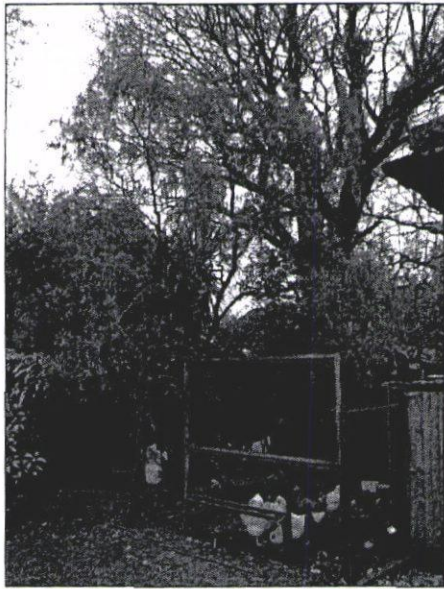
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T12 - Willow (Contorted)



TG2 - Mixed Species Group (M)



CG1 - Mixed Species Group (M)



TG3 - Mixed Species Group (M)

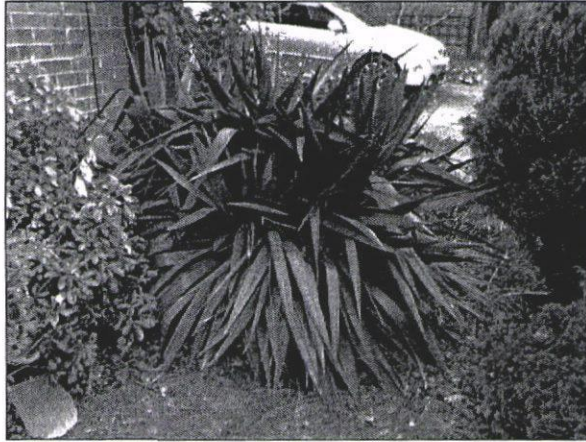
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T2 - Palm



T3 - Hazel (Common)



T4 - Cotoneaster



S1 - Choisya

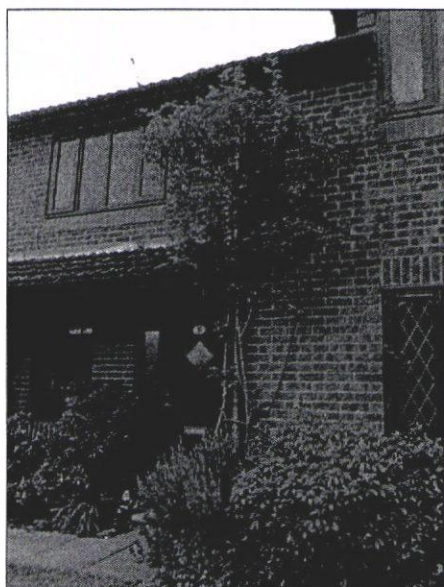
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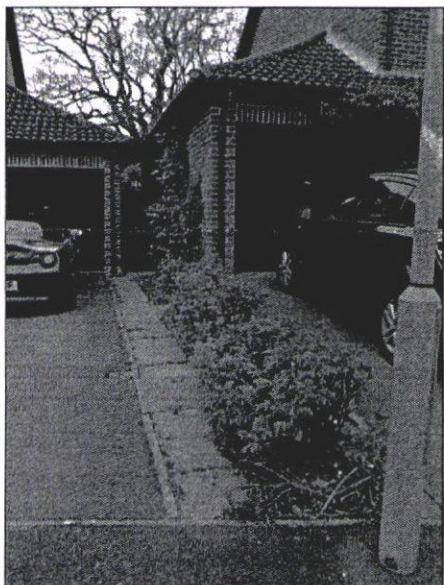
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S2 - Rose



S3 - Pyracantha



H1 - Rose

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Date: 03/05/2011

Property: 5 Hitherwood Close

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

Insured Property Tree Works	£450
Third Party Tree Works	Formal Quote Required
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 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.
- 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 (1989) Recommendations for Tree Work.

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