Crawford & Company
Cartwright House
Tottle Road
Riverside Business Park
Nottingham
NG2 1RU

06/01/2011

Our Ref: LS/2511100954/PM
Your Ref: SU1006486

Dear T Walker- Smith

Re: Mrs R Rowbury: 55 Hollybank Lane, Emsworth, Hampshire, PO10 7UE

Please find enclosed our Arboricultural survey for the above property. Please note we have identified the following vegetation as a future risk to the property.

Recovery Opportunity	
Is there a potential recovery action?	Yes

FUTURE RISK: Recommended Tree Management

Tree No.	Species	Age Cat	Approx. Height (m)	Distance to Building (m)	Ownership	Action	Requirement
T3	Oak (English)	3	12	10*	B - Local Authority	Action to avoid future risk	Do not allow to exceed current dimensions
T2	Oak (English)	1	3	7*	C - Insured	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 and may represent a heave risk							

Thank you for your instruction.

Yours faithfully

pp

Marishal Thompson Group

Marishal Thompson Group
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Arboricultural Consultancy for Direct Line Insurance

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 R Rowbury	**Address**	55 Hollybank Lane, Emsworth, Hampshire, PO10 7UE		
Client	Crawford & Company	**Contact**	T Walker- Smith	**Claim No.**	SU1006486
MT Ref	LS/2511100954/PM	**Contact**	Phillip May	**Contact No.**	08702 416 180

Scope of Report: To survey the property and determine significant vegetation contributing to subsidence damage, make recommendation for remedial action and initiate mitigation action. 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 site that slopes gently uphill from front to rear.

Damage relates to the front elevation of the insured dwelling.

3. Technical Reports

No technical investigations are available at the time of reporting, therefore assumptions outlined in Note[(1)] above apply: recommendations may be subject to change following evaluation of any investigations that may be forthcoming.

4. Action Plan

Mitigation	
Insured Involved?	Yes
Local Authority involved?	Yes
Other third party Mitigation involved?	No

Treeworks	
TPO / Conservation Area / Planning Protection Searches	Awaiting Searches from LA

Additional Comments

Awaiting Further Instructions.

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 Crawford & Company engineers are satisfied that damage is due to clay shrinkage subsidence exacerbated by vegetation.

Based on our site investigations, and taking account of vegetation location, relative to the focal area of damage, it is our opinion that T1 (Pine) will be exerting the principal vegetative influence. This influence is determined by the location of the tree in relation to the locality of the area of damage.

We have given consideration to pruning of the above tree (T1) but have discounted this as an effective option. Vegetation management, in the form of tree removal, will help to promote the restoration of long-term stability to the insured property. Research (Hortlink 212) confirms pruning to be generally ineffective at mitigating the moisture demands of trees implicated in subsidence damage. Furthermore T1 is a species which does not lend its self to crown pruning.

Recommendations are detailed in section 6. Monitoring should continue to establish the efficacy of the prescribed works. However, a review of recommendations maybe required on receipt of further site investigations, ongoing monitoring data or if stability is not satisfactorily restored.

It should be noted that T3 (Oak) is located on adjacent land. We are advised that T3 is not within the neighbours property and is in fact on land owned by the Local Authority. We recommended that the ownership of this area should be confirmed via Land Registry searches.

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?	No
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?	Yes
Would DNA profiling be of assistance in this case?	Yes

6.0 Recommendations : Current Claim

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
S1	Holly	1	2	6*	C - Insured	No Action	No works
T1	Pine	3	24	5*	C - Insured	Remove	Remove subject to heave assessment.

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

7. Site Plan



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

8. Photographs



T1 - Pine



T2 - Oak (English)



T3 - Oak (English)



S1 - Holly