

GREENLEAS ESTATE MANAGEMENT LIMITED

ARBORICULTURAL CONDITION AND HAZARD ASSESSMENT

Carried out 2 March 2022



Prepared by Cliff Freed ~ Tech Cert, Arbor.A

**ACACIA TREE SURGERY
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GREENLEAS ESTATE, HISTON

TREE SURVEY ~ 2 March 2022

1 Instructions

- 1.1 We were instructed by Dave Simons to carry out the regular condition and hazard assessment of the trees throughout the grounds of the Greenleas estate, Histon.
- 1.2 To visually inspect all the trees located in the grounds to assess their physiological and structural condition in order to recommend both remedial works and future management to maintain the tree stock in as safe and healthy condition and comment on potential risk to structural integrity of adjacent properties, as far as is reasonably practicable based on knowledge of water demand and rooting systems, and in accordance with their Duty of Care as the tree owner.
- 1.3 The inspection was carried out 2 March 2022.
- 1.4 We have included a 'Work undertaken' column in which to record progress of works, as well as an audit measure for future management.

2 Report limitations

- 2.1 Trees are living organisms whose health and condition can change rapidly. Assessment of their health, condition and subsequent safety should be checked on a regular basis ~ recommend every 2 to 3 years.
- 2.2 Our recommendations are valid for the periods denoted under the priority column; however, these only remain valid if there are no changes in conditions, for example construction or alteration of buildings in proximity, change in water levels, change in immediate surface or surround;
- 2.3 There is no guarantee for 100% safety of any tree, even following remedial / management work, due to the laws, forces and phenomenon of nature. Our recommendations will limit the possibility of whole or part failure in normal climatic conditions. However, severe weather extremes cannot be predicted and work specified to eliminate all eventualities would be impossible. Therefore, trees should be re inspected after high winds or other weather extremities.
- 2.4 We have only inspected trees within the boundaries of the Greenleas estate. No trees on adjacent properties have been assessed.

GREENLEAS ESTATE, HISTON
TREE SURVEY ~ 2 March 2022

2 Report limitations (continued)

- 2.5 The Greenleas estate area is not within a conservation area and neither are any of the trees protected; therefore, notification to or consent from SCDC is required for work to go ahead.
- 2.6 Our recommendations are based on the site as existing at the time of the inspection. Any future activity that causes alteration could void our recommendations, without prior consultation.

3 Method of assessment

- 3.1 All the trees have been inspected from ground level with a visual assessment and where defects in the upper canopies or beyond eye level or concealed areas are suspected, aerial inspections or removal / severance of creeper / ivy have been recommended.

Recommendations are based on Mr Freed's experience and qualification as an arboriculturist of 38 years. Aerial crown inspections should also be carried out at the time of any aerial remedial works taking place.

4 Data specifics / classification

- 4.1 Trees species have been recorded in the common name for ease of interpretation;
- 4.2 Each tree has been denoted with a numbered disc and recorded both in the tree survey schedule and positioned on the site plan. In some instances it has been more appropriate to group collections of trees, which have been indicated as such in the survey.

- 4.3 Approximate definitions for the Age classes in a normal life span are:~

~ Young (Y) ~ trees in first 1/3 of life expectancy;

~ Semi-mature (SM) ~ trees in 2/3 of life expectancy;

~ Mature (M) ~ trees of 2/3 and over life expectancy;

- 4.4 Costing of category C's

The costs applied to these items are more of a price guide and would need to be reviewed at the time of tendering, given the time lapse from the date of the original survey.

GREENLEAS ESTATE, HISTON

TREE SURVEY ~ 2 March 2022

4 Data specifics / classification (continued)

4.5 General definitions of condition categories are:~

Good (G) ~ minor defects, if any, of small or no significance

Fair (F) ~ some defects or health issues, but not of significant contribution to overall health and safety of tree, but may warrant monitoring on more regular basis than standard recommendation for assessment

Poor (P) ~ defects or health issues which severely compromise health and safety of the tree

NWR ~ tree does not require any work at the point of this survey

Costs ~ these include the cost of clearance of all arisings from site for all recommendations; they are quoted exclusive of but are subject to VAT.

4.6 **Water demand** ~ low, medium or high water demand, as per NHBC Chapter 4.2. This is only an indicator of demand per species. More in depth detail in relation to soil type and structural design of adjacent buildings which may also affect building integrity should be sought from a structural engineer.

4.7 **Proximity to buildings** ~ all of the trees are within communal areas and most of them are not close to any buildings; this has been noted as 'no proximity'. Those trees closer to buildings have been indicated as 'in proximity'.

5 General

All work should be carried out to the standards recommended by BSI 3998:2010 Recommendations for Tree Work by skilled arborists with a minimum of £5,000,000 public liability insurance cover.

None of the trees surveyed would be considered a risk to buildings at this point, being mainly low to moderate water demand species. The majority are situated a good distance from any property. There are 2 moderate water demand trees – T32 and T33 – close to the garages but there is no evidence of external cracking at this time. At the point where external cracking or mortar movement is noticed, a structural engineer should be engaged. We also recommend that you maintain the tree inspection regime on a regular basis.

Timing of works should take account of the Wildlife & Countryside Act and the Bat Protection Act to avoid disturbance of nesting birds and bat habitat, unless deemed of an urgent nature. In the cases of possible bat habitat, advice should be sought from an ecologist, although Mr Freed did not observe any obvious indicators of bats during his inspection.

Professional liability cover effected for £1,000,000 indemnity.

**Cliff Freed ~ Tech Cert (Arbor.A)
Acacia Tree Surgery Ltd**

8 March 2022

AGE/CLASS (Age):

M – Mature

SM – Semi mature

Y – Young

CONDITION (Cond):

G – Good

F – Fair

P – Poor

DN ~ Diary Note

PRIORITY:

A – within 6 months

B – from 6 to 12 months

C – from 12 to 24 months

NWR ~ No work required

Tree i.d.	Species	Age	Height	Condition	Findings Water demand Proximity to adjacent buildings	Recommendations	Priority	Cost	Work undertaken
T1	SILVER BIRCH	M	16 M		No significant defects Low No proximity	No significant defects found therefore no work required			
T2	WEeping SILVER BIRCH	M	35 M	Fair	No significant defects Low No proximity	No significant defects found therefore no work required			
T3	SILVER BIRCH	M	12 M	Fair	Twin-stemmed from 1.8 M. No significant defects Low No proximity	No significant defects found therefore no work required			
T4	CHERRY	M	4 M	Poor	Bacterial canker evident and moderate deadwood Moderate No proximity	No work required at present			
T5	MOUNTAIN ASH	M	5 M	Fair	Minor deadwood only, no other defects Low No proximity	No work required			
T6	ASH	M	11 M	Fair	Minor deadwood only, no other defects Moderate Proximity to property	No work required			
T7	WHITEBEAM	M	6 M	Good	Minor deadwood only, no other defects Low No proximity	No work required			
T8	HORNBEAM	SM	5 M	Good	No significant defects Low No proximity	No work required			
T9	SILVER BIRCH	SM	8 M	Good	No significant defects Low No proximity	No work required			
T10	COCKSPUR	M	3 M	Good	No significant defects Low No proximity	No work required			
T11	CHERRY	M	4.5 M	Poor	No significant defects Low No proximity	No work required			

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PRIORITY:

A – within 6 months

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NWR ~ No work required

Tree i.d.	Species	Age	Height	Condition	Findings Water demand Proximity to adjacent buildings	Recommendations	Priority	Cost	Work undertaken
T12	COCKSPUR	Y		Poor	Previous trimmer damage to base, no other defects Moderate No proximity	No work required			
T13	ASH	M	1.7 M	Fair	Minor deadwood; long over extended limb South Low No proximity	Reduce over extended limb by 2.5ms to alleviate end weight and remove deadwood;	B	£550.00	
T14	ASH	M	17M	Fair	Leaning due to suppression, minor deadwood, but no other defects Low No proximity	No work required			
T15	PLUM	M	5M	Poor	Split in upper crown Low No proximity	Formatively prune to remove split section and rebalance	C	£120.00	
T16	FIELD MAPLE	SM	4M	Fair	No significant defects Moderate No proximity	No work required			
T17	HAWTHORN	TREE REMOVED							
T18	FIELD MAPLE	M	8 M	Fair	Hanging dead limb, no other defects Moderate No proximity	Remove hanging limb	C	£25.00	
T19	ALDER	M	15 M	Fair	Minor deadwood only, no other defects Moderate No proximity	No work required			
T20	FIELD MAPLE	M	9 M	Fair	No significant defects Low No proximity	No work required			

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NWR ~ No work required

Tree i.d.	Species	Age	Height	Condition	Findings	Recommendations	Priority	Cost	Work undertaken
T21	ASH	M	10 M	Poor	Tree has large amount of deadwood and visual damage to main stem and appears in decline Low No proximity	Remove deadwood and inspect SUMMER 2023	B DN	£150.00	
T22	MOUNTAIN ASH	TREE REMOVED							
T23	HAWTHORN	M	3 M	Fair	No significant defects Low No proximity	No work required			
T24	FIELD MAPLE	M	16 M	Fair	No significant defects Moderate No proximity	No work required			
T25	HAWTHORN	M	3M	Poor	DEAD and fallen	Cut up, remove root bole and clear	B	£280.00	
Gp 1	Group of ELDER / HAWTHORN	M	5M	Fair	Low crowns over path Low No proximity	Raise crowns to 2.5ms over path to ensure pedestrian clearance	B	£ 45.00	
Gp 2	Group of CHERRIES	M	4M	Fair	One dead tree, lodged limbs in remaining trees Moderate No proximity	Remove dead tree and remove lodging limbs from remaining trees	B	£140.00	
T26	SILVER MAPLE	M	16 M	Fair	Tree has minor deadwood, no other defects Moderate No proximity	No work required at present			
T27	OAK	M	15 M	Poor	Tree is in severe decline with large deadwood High No proximity	Remove deadwood and re inspect SUMMER 2023	A DN	£250.00	

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NWR ~ No work required

Tree i.d.	Species	Age	Height	Condition	Findings	Recommendations	Priority	Cost	Work undertaken
No tag	PLUMS front of No 4	M	3	Poor	DEAD tree				
T28	CHERRY	M	4 M	Fair	No significant defects Low No proximity	No work required			
T29	ALDER	M	10 M	Fair	No significant defects Moderate No proximity	No work required			
T30	SILVER MAPLE	M	15	Fair	No significant defects; DEAD tree in adjacent hedgerow Low No proximity	No work required to Maple, but remove fallen dead tree in hedgerow	B	£150.00	
T31	ELDER/COTONEASTER growing at base of all behind 63 Parlour Close				Previously removed but Elder regrowth occurring	Remove regrowth and re treat	A	F O C	
T31a	BRAMBLES ADJACENT TO ABOVE				Previously removed but regrowth occurring	Remove regrowth and re treat	A	F O C	
Gp 3	<u>Trees on green adjacent to Cottenham Road and Narrow Close</u>								
a.	ASH opp No. 3	M	10	Fair	Moderate deadwood Low No proximity	Remove deadwood	B	£170.00	
b.	NORWAY MAPLE opp No. 4	M	8	Fair	Dead central stem, no other defects Low No proximity	Remove dead stem	B	£ 85.00	
c.	FIELD MAPLE opp No. 6	M	6	Fair	No significant defects Moderate No proximity	No work required			
d.	1 NORWAY MAPLE, 3 FIELD MAPLES, 1 SYCAMORE AND 2 ASH opp 6, 7, 8 and 9	M	8 av	Fair	No significant defects Moderate No proximity	No work required			

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DN ~ Diary Note

PRIORITY:

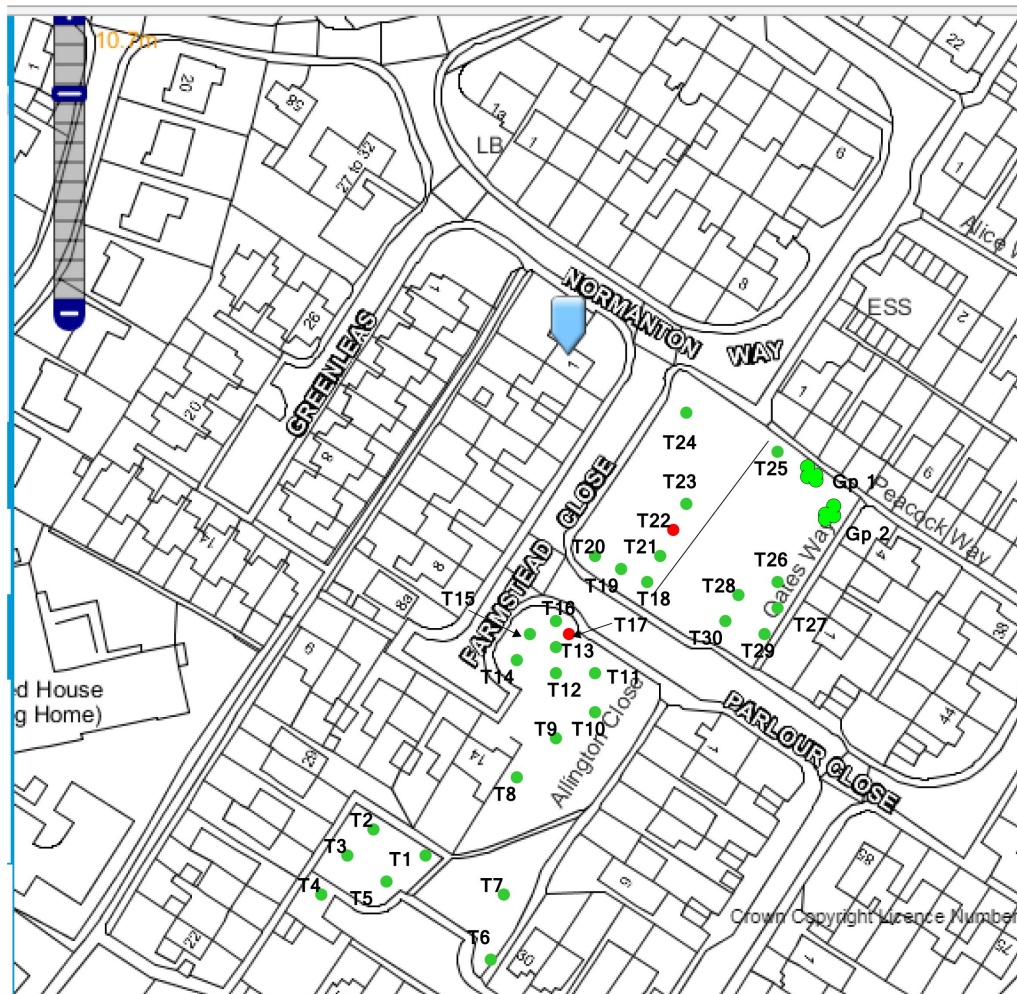
A – within 6 months

B – from 6 to 12 months

C – from 12 to 24 months

NWR ~ No work required

Tree i.d.	Species	Age	Height	Condition	Findings	Recommendations	Priority	Cost	Work undertaken
PARLOUR CLOSE									
T32	SYCAMORE	M	10M	Fair	No significant defects Low Proximity to building, but no external signs of structural damage	No work required			
T33	CHERRY	M	6M	Fair	Branches touching garage Moderate Proximity to building, but no external signs of structural damage	Prune to clear garages by 1.5ms	B	£120.00	
T34	SILVER BIRCH opp No. 21	M	8M	Fair	No significant defects Low No proximity	No work required			
T35	MOUNTAIN ASH opp No. 15	TREE REMOVED							
T36	SILVER BIRCH	M	9M	Fair	No significant defects Low No proximity	No work required			
T37	SILVER BIRCH	M	9M	Fair	No significant defects Low No proximity	No work required			



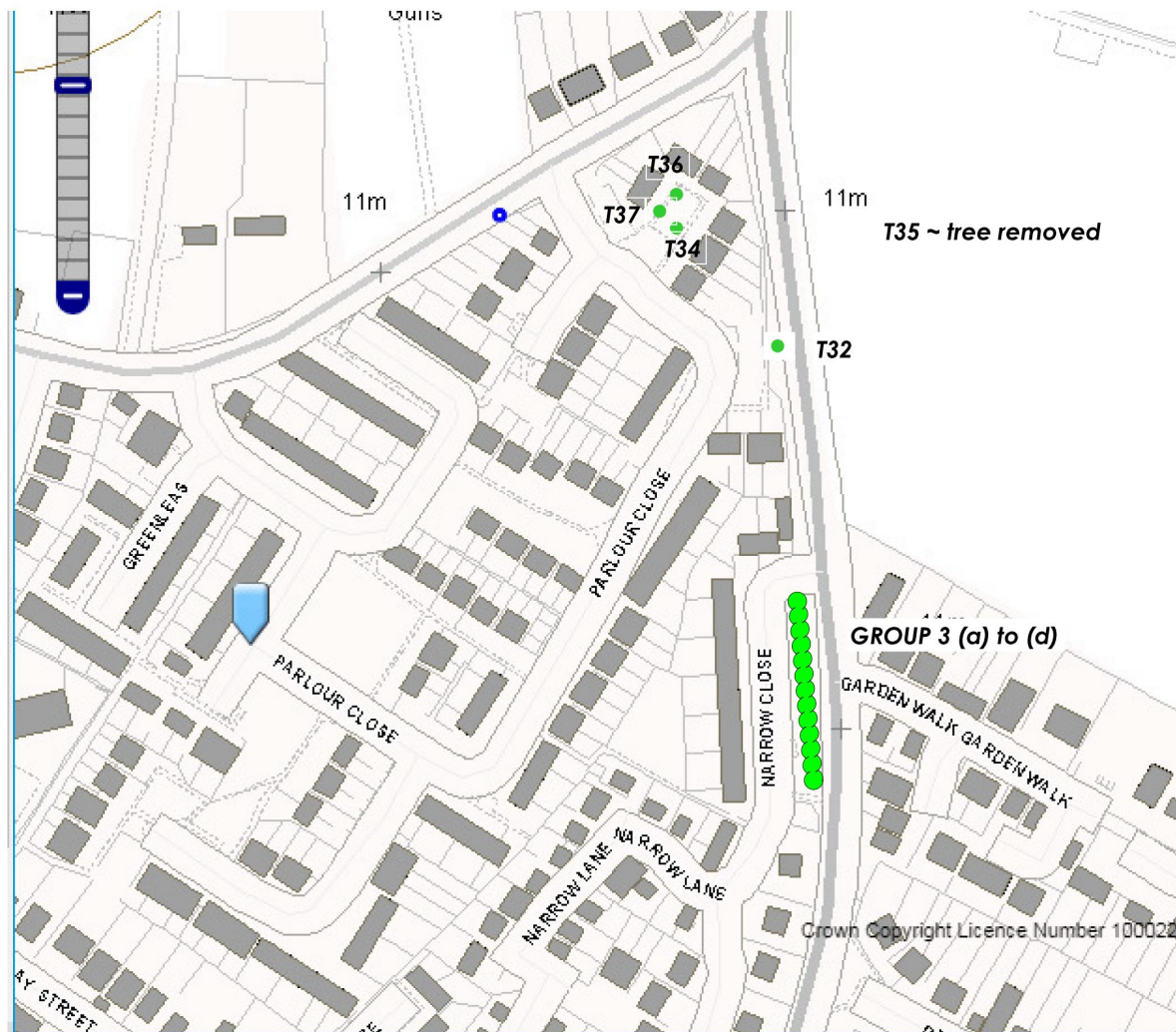
GREENLEAS ESTATE HISTON

Survey Plan ~ trees
Nos. T1 to T30

March 2022

● REMOVED TREES

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GREENLEAS ESTATE, HISTON

Survey Plan ~ trees nos. Gp 3 and T32 to T37
March 2022