



Title:

Tree Hazard Assessment Report

Date:

22 October 2021

Site Address:

The Oasis
45 Lindsay Road
Poole
BH13 6AP

Ref:

TS/12221/AC

Client:

The Oasis (Poole) Management Ltd

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1.0 Terms of Reference

- 1.1 Trecall Consulting is instructed by HMS Property Management Services Ltd, on behalf of the client, to inspect the trees at The Oasis and provide a preliminary report which recommends appropriate work to reduce risks to people and property.

2.0 Report Limitations

- 2.1 This report is based on arboricultural findings made at the time of the site visit. Details of my qualifications and experience in arboriculture are included in Appendix A.
- 2.2 The report is for the sole use of the client and was produced in line with the above terms of reference. It should not be used for any other purposes or by any other parties.
- 2.3 All trees within and immediately adjacent to the site were inspected from ground level, as far as access allowed, and no internal investigations were carried out. Only trees requiring work for health and safety purposes were recorded. Trees not shown on plan TC1, Appendix B, and not included in the tree work schedule, Appendix C, did not appear to have any major defects and were not identified as being a significant safety risk at the time of inspection.

3.0 Introduction

3.1 Context

- 3.1.1 The Occupiers Liability Acts (1957 and 1984) require that premises, including the trees, are kept reasonably safe for residents, employees, guests and visitors.
- 3.1.2 The responsibility for the safety of trees rests with the site owner or the person who has control of tree management. A prudent approach to this issue can be demonstrated by routine inspections of all significant trees, carrying out all recommendations relating to safety of people and property.

3.2 Tree Inspection History

- 3.2.1 The trees on the site have not been inspected by Trecall Consulting before and no previous tree survey information was provided.

3.3 Brief Site Description

- 3.3.1 The site is irregular in shape and is situated on the north side of Lindsay Road, with Poole Road forming the northern boundary. There are two blocks

of apartments and a pool complex in the centre of the site with parking to the north, east & south and landscaped gardens to the southwest. There are trees around the perimeter with a denser grouping of trees in the gardens.

3.4 Statutory Tree Protection

- 3.4.1 According to the BCP Council website, which was checked on 21 October 2021, some of the trees on and adjacent to the site are protected by tree preservation orders (TPOs). This means that trees that were present at the time of issue are protected and trees that have established or been planted since are not. The site is not shown to be within a conservation area.
- 3.4.2 Proposed work to any tree which is protected by a TPO must be submitted as an application to the local planning authority (LPA). The application process takes up to eight weeks and the LPA then issue a decision granting or refusing consent as they consider appropriate.
- 3.4.3 If the tree protection situation changes at any time the LPA will issue new documentation. If this happens please notify Treecall Consulting so that we can update our records and provide appropriate advice.

3.5 Site Visit

- 3.5.1 I visited the site on 13 October 2021. The weather was clear, dry and calm. Visibility was reasonable.
- 3.5.2 The trees were assessed from ground level using Visual Tree Assessment (VTA) principles, a method of tree diagnosis that is used worldwide. It interprets the body language of trees by linking internal defects to biological tree repair-structures. This allows an assessment of the failure potential of trees or parts of trees and from this, measures can be identified that encourage subsequent tree growth or reduce existing hazards to acceptable levels. The VTA method was originally developed by Professor Doctor C Mattheck of the Karlsruhe Research Centre and has been in use for over 20 years.
- 3.5.3 The location of all the trees requiring attention are marked on the location plan TC1, Appendix B. The observations recorded during the site visit are included in the tree schedule in Appendix C.

4.0 Recommendations

4.1 Tree Work

- 4.1.1 The tree work schedule in Appendix C includes all the work, identified by the current inspection, which needs to be addressed before the next recommended inspection. The work identified in respect of all trees except T3, T8, T12, T15, T16 & T17 requires consent from the LPA through a tree work application, though they need to be given 5 days' notice of the felling of

T15. Treecall Consulting can submit the necessary application on behalf of the client, if requested.

- 4.1.2 The legal Duty of Care requires that all works specified in this report should be carried out by qualified, arboricultural contractors working according to Health & Safety Executive guidelines. All work must be carried out to arboricultural industry best practice and in accordance with BS 3998:2010 'Tree work – Recommendations'. All tree management work must take account of the Wildlife and Countryside Act, 1981, as amended by the Countryside and Rights of Way Act 2000, and the Conservation of Habitats and Species Regulations 2017. This legislation makes it a criminal offence to disturb the nests and to injure or kill nesting birds or bats.

4.2 Replacement Planting

- 4.2.1 Suitable species to consider planting include the following;

Trees proposed for removal	Suggested replacements
Eucalyptus, T1	Silver birch <i>Betula pendula</i>
Ash, T5	Roblé beech <i>Nothofagus obliqua</i>
Lime, T9	Norway maple <i>Acer platanoides</i>
Cedar, T15	Beech <i>Fagus sylvatica</i>

- 4.2.2 Trees should be of good quality, complying with the National Plant Specification and be provided and planted by a specialist contractor. All work must conform to BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations and BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces). If any further guidance on tree planting is required, please contact Treecall Consulting.

4.3 Monitoring & Re-inspection

- 4.3.1 Tree health and condition can change over time and be affected by the environment; therefore, regular periodic inspections are needed to ensure any changes are identified and appropriate, timely action taken.
- 4.3.2 The trees within the site are recommended to be re-inspected in winter 2023/4.
- 4.3.3 We recommend that the trees are monitored following extreme climatic events such as floods or storms. Changes to the trees should be noted, including uplifted roots, raised soil around the tree base and cracked or broken branches that are suspended in the crown. Monitoring should also look out for fungi on or at the base of trees, the presence of pests or disease on stems, branches or foliage or any other changes that suggest the current situation needs reassessing. Monitoring can be done, in the first instance, by owners, residents, workers or staff on site and does not, necessarily, need to involve a professional arboriculturist.

- 4.3.4 Where damage, instability or other issues arise and cannot be fully assessed or dealt with by staff then Treecall Consulting should be contacted and we can visit and provide appropriate advice.

Andrew Cleaves
BA(Hons), Dip Arb L6 (ABC), MArborA

Arboricultural Consultant



Appendix A: Qualifications and Experience

Andrew Cleaves

BA(Hons), Dip Arb L6 (ABC), MArborA

Andrew has achieved the Awarding Body Consortium Level 6 Diploma in Arboriculture, which is endorsed by the Royal Forestry Society and is the premier qualification within the arboricultural profession. He also holds the Royal Forestry Society Certificate in Arboriculture, the Arboricultural Association Technician's Certificate in Arboriculture and the LANTRA professional tree inspection certificate. He is a Professional member of the Arboricultural Association.

He has worked in the arboricultural industry for 13 years, beginning at Bournemouth Borough Council where he was part of the development management team providing advice and guidance regarding trees and construction and dealing with all aspects of the management of protected trees.

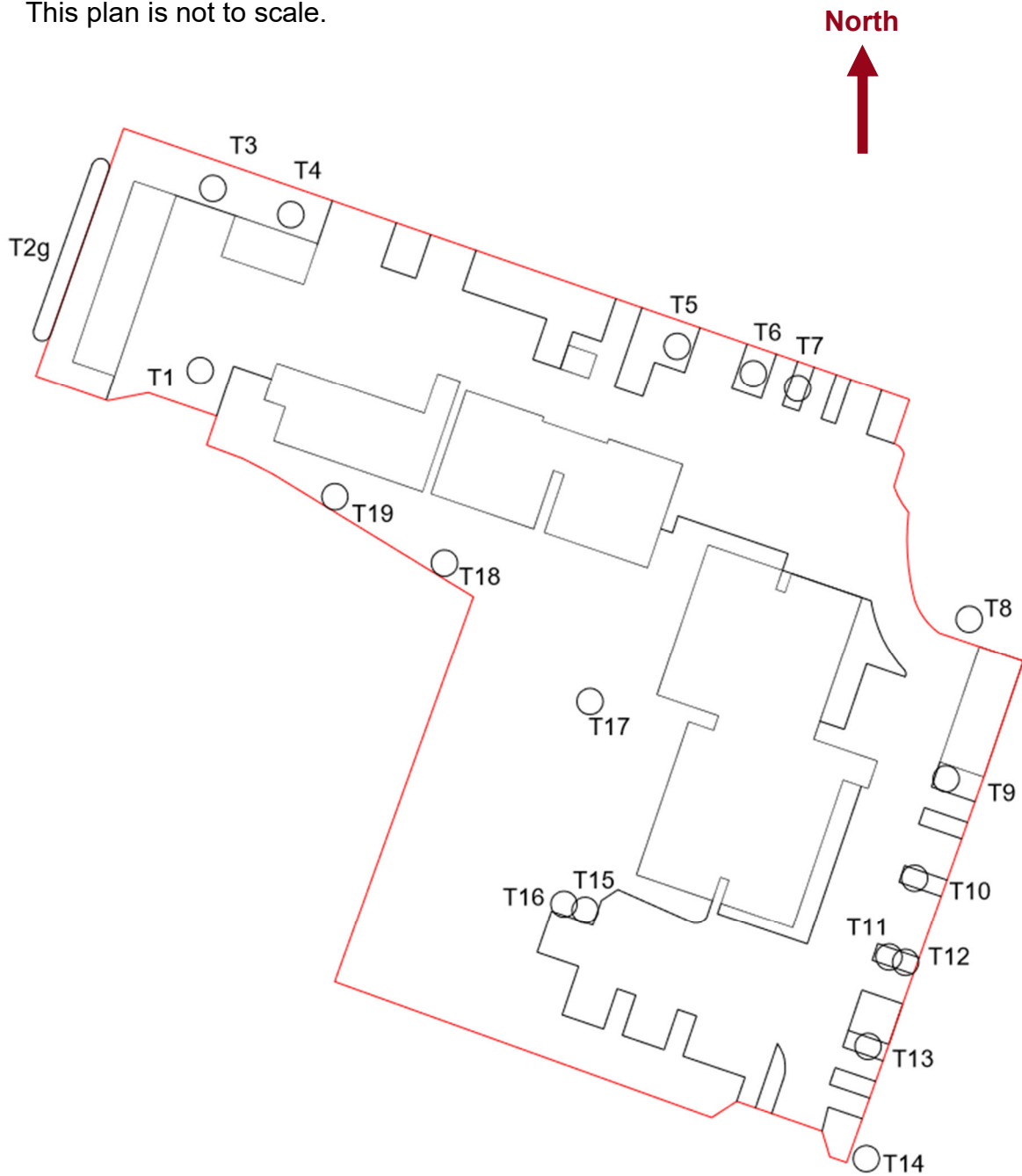
In 2015 Andrew joined Treecall Consulting as an Arboricultural Consultant, bringing his public-sector planning and enforcement expertise to the private sector.

The information presented in this report is based on the information provided and site observations. Conclusions and recommendations are the result of experience within the arboricultural industry.



Appendix B: Plan TC1

- The circles show the approximate positions of the trees referred to in this report.
- The red line shows the approximate site boundary.
- This plan is not to scale.



Appendix C: Tree Work Schedule

Key:

- **Tree No** – Refer to plan TC1 for tree locations.
- **Species** – Identifies the tree as clearly as possible according to common or botanical name.
- **Life Stage** – Estimated age of the tree, chosen from the following categories;
 - **Young:** Tree only recently planted or established.
 - **Semi Mature:** Tree, still young and in the first phase of its safe useful life.
 - **Early Mature:** Tree in the second phase of its safe useful life, still with significant capacity for future growth.
 - **Mature:** Tree in the final phase of its safe useful life, with no significant capacity for future growth.
 - **Over Mature:** Tree nearing the end of its safe useful life expectancy.
- **Observations & Appraisal** – Tree issues and general noteworthy comments. An assessment of the significance of issues observed.
- **Recommendations** – Tree works identified as needed to reduce risks to people and property or for developmental reasons.
- **Work priority** – Assessed using size of defects, likelihood of failure and likelihood of injury/damage if failure occurs. The following categories are used;
 - **Urgent:** Work which should be carried out immediately
 - **Very High:** Work which should be carried out within 1 week
 - **High:** Work which should be carried out within 1 month
 - **Moderate 1:** Work which should be carried out within 6 months
 - **Moderate 2:** Work which should be carried out within 12 months
 - **Low:** Work identified for reasons other than safety. Can be carried out when convenient but delays can lead to other problems

Site Visit: 13 October 2021

Weather: Clear, dry and calm. Visibility reasonable.

Tree Work Schedule

Tree Work Schedule

Tree No	Species	Life Stage	Observations & Appraisal	Recommendations	Work priority
1 (G7)	Eucalyptus	Early mature	<p>Stem leans at 45 degrees to northwest. Large buttress roots on southeast side are lifting kerb and disrupting tarmac surface – approx. 150mm lift above surrounding ground. Large fungal fruit bodies (<i>Ganoderma</i> sp.) at base of stem – 2 on west side 200mm diameter, 1 each on south and east side. Crown reduced in past, large obvious pruning cuts visible.</p> <p><i>Ganoderma</i> sp. is an aggressive decay fungus that causes a white rot at the base of stems, which can result in stem failure. The fact that the tree leans heavily means that there is considerable stress on the lower stem, compounding any weakening effect from the fungus. The presence of fruit bodies on three sides of the stem indicates that the fungus has thoroughly colonised the tree and the decay is therefore unlikely to be isolated. The likelihood of failure is therefore high enough to require significant intervention.</p> <p>The tree is a poor-quality specimen which has been subject to some poor pruning work in the past and this, combined with the serious disruption to the driveway surface, means that pruning to try and reduce the likelihood of failure would not be worthwhile. Felling the tree and planting a replacement is therefore the appropriate option.</p>	<p>Fell to ground level and plant replacement tree. See Pic. 1, overleaf.</p>	Moderate 1
2g (G3)	English oak, silver birch, lime	Early mature	On adjacent land, no access to bases. Low branches touching roof of garage block.	Prune lower branches to give 2m clearance from building.	Moderate 1
3	Walnut	Early mature	Low branches overhanging adjacent garage blocks.	Prune lower branches to give 2m clearance from building.	Moderate 1

Tree No	Species	Life Stage	Observations & Appraisal	Recommendations	Work priority
4 (T5)	Norway maple	Early mature	Low branches overhanging adjacent garage block.	Prune lower branches to give 2m clearance from building.	Moderate 1
5 (G1)	Ash	Semi mature	Mostly dead.	Fell to ground level and plant replacement tree.	Moderate 2
6 (T10)	Lime	Early mature	Low branches overhanging adjacent parking spaces.	Prune lower branches to give 3m clearance above parking spaces.	Moderate 1
7 (T11)	Norway maple	Early mature	Low branches overhanging adjacent parking spaces.	Prune lower branches to give 3m clearance above parking spaces.	Moderate 1
8	Tree of heaven	Early mature	Low branches overhanging adjacent garages – long and heavily end-weighted. Resident reports they droop very low when it rains.	Remove low branches overhanging garage. See Pic. 2, overleaf.	Moderate 1
9 (G2)	Lime	Early mature	Low branches over adjacent garage. Secondary stem from base enveloped in buttresses of main stem. Fungal fruit body (<i>Kretzschmaria deusta</i>) between buttresses on northwest side at ground level. K. deusta is an aggressive decay pathogen which can cause brittle fracture of tree stems. Generally, once fruit bodies have appeared the decay has already progressed to a point where likelihood of failure is unacceptably high.	Fell to ground level and plant replacement tree. See Pics. 3 & 4, overleaf.	Moderate 1
10 (G2)	Lawson cypress	Early mature	Low branches overhanging adjacent parking spaces.	Prune lower branches to give 3m clearance above parking spaces.	Moderate 1
11 (G2)	Lawson cypress	Early mature	Low branches overhanging adjacent parking space. Also minor disruption to tarmac surface.	Prune lower branches to give 3m clearance above parking space.	Moderate 1
12	Yew	Semi mature	Low branches overhanging adjacent bin store.	Prune lower branches to give 2m clearance from building.	Moderate 1

Tree No	Species	Life Stage	Observations & Appraisal	Recommendations	Work priority
13 (G3)	Lawson cypress	Early mature	Low branches overhanging adjacent bin store.	Prune lower branches to give 2m clearance from building.	Moderate 1
14 (G8)	Horse chestnut	Early mature	Low branches overhanging adjacent parking space.	Prune lower branches to give 3m clearance above parking spaces.	Moderate 1
15 (G4)	Cedar	Early mature	Dead.	Fell to ground level. See Pic. 5, overleaf.	Moderate 1
16	Yew	Semi mature	Low branches overhanging adjacent parking spaces.	Prune lower branches to give 3m clearance above parking spaces.	Moderate 1
17	Norway maple	Early mature	Sparse crown with large quantity of dead wood and undersized leaves. No signs of instability in base. No fungal fruit bodies or structural defects. The cause of the sparse crown is difficult to determine at present without further investigation, though the tree is clearly struggling for some reason. The seating area to the west of the tree appeared to be fairly new so it may be that some ground compaction and/or root damage occurred during the installation of the surfacing and edging.	As much dead wood as is practicable should be removed so that the tree has a 'clean' crown from which the rate of development of further dead wood can be monitored. The method of installation of the adjacent seating area should be investigated in conjunction with Trecall Consulting to determine if this is a potential cause of damage and what remedial measures may be appropriate.	Moderate 1
18 (G5)	Lime	Early mature	Low branches overhanging footpath.	Prune lower branches to give 3m clearance above footpath.	Moderate 1
19 (T14)	Blue Atlas cedar	Early mature	Low branches near roof of adjacent building and overhanging footpath.	Remove low pair of branches. See Pic. 6, overleaf.	Moderate 1

Pic.1



Ganoderma fruit bodies on lower stem of eucalyptus T1

Pic.2



Low branches of tree of heaven T8

Pic.3



K. deusta fruit body at base of lime T9

Pic.4



Close up of *K. deusta* fruit body at base of lime T9

Pic.5



Dead cedar T15

Pic.6



Branches to be removed from cedar, T19

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Appendix D: Select Bibliography

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