Castle House, Calne

Tree Risk Assessment 2023

On behalf of

Castle House Flats Management Company Ltd
Castle House
Castle Street
Calne
Wiltshire
SN11 0EY

[redacted]

9th June 2023

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1 INTRODUCTION

1.1 Background information

Castle House has trees in the garden to the south of the main building and two small trees in the car park. The trees in the garden are owned by the Castle House Flats House Management Company Ltd.

As managers of the property the Castle House Flats House Management Company Ltd has a duty to ensure that site users and members of the public are not put at undue risk because of any failure to take all reasonable precautions to ensure their safety. Accordingly, there is a need to inspect trees in or near public places, or adjacent to buildings or working areas to assess whether they represent a risk to people or property, and to take remedial action as appropriate.

A check of the Wiltshire Council online mapping system confirms that all of the trees are situated in a Conservation Area and that none of the trees at the property are protected by a tree preservation order (TPO).

1.2 The assignment

The objective for the tree survey is to assess the condition of the trees, carry out risk assessments and to recommend suitable arboricultural management. The following information is provided to accompany this report:

- A numbered plan showing the locations of the trees surveyed.
- A schedule listing the details of each tree and tree group surveyed and management recommendations.

1.3 Limitations

No account has been taken of the effects of leaves, fruit, exudation and insect activity associated with trees that may impact people or property. In addition, this report does not consider any aspect of tree-related building subsidence or any other tree-related nuisances.

The risk assessment has considered current site usage. New facilities or activities may change the patterns of site usage and hence necessitate a re-assessment of the trees.

Aerial tree inspection, invasive procedures and sub-soil investigations are outside the scope of the survey. Should further assessment involving any of these be required it will be highlighted in the report.

Some of the trees at this site are covered with ivy and this hinders the visual inspection of a tree. The two lime trees are also surrounded by basal shoot growth. The survey is time-limited and so, whilst efforts were made to look through the ivy and basal shoots, there is a chance that some defects could have been obscured by this growth.

2 THE TREE ASSESSMENTS

2.1 Site visit and tree assessment methodology

I visited the property and carried out the tree survey on 9th June 2023. Weather conditions were dry and clear and did not present any constraints.

The inspection took place from ground level aided by the Visual Tree Assessment method[1]. The survey considered all trees with a trunk diameter greater than 7.5cm within the site boundary. Trees growing close together and with similar characteristics were grouped if it was considered that they would benefit from management as a group. All of the trees in the tree-groups were surveyed but only trees with obvious defects were recorded as individuals. Details of 23 individual trees and two groups of trees were recorded. Tag numbers run consecutively from number 275–297.

2.2 The tree plan

An A4 plan of the trees has been produced, this is provided at the rear of the document (TP-1). The map shows the location of the trees and tree-groups included in the survey and the numbers that they have been allocated.

2.3 Assessing tree condition

An assessment of a tree's physiological condition and the environment around the tree gives an impression of the vitality of the tree and of its expected tolerance to stress, wounding, pathogenic attack or competition.

As part of the condition assessment the surveyor looks for signs of mechanical weakness in the tree that could lead to windthrow, trunk failure or branch shedding.

2.4 The approach to risk assessment

During tree risk assessments features within the falling distance of the tree (targets) can be people, property or road traffic. When considering the risks posed by the tree the inspection considered the usage of the target zone, the size of the part that could impact the target, and the likelihood of that part failing.

Any trees of safety concern were surveyed using a simple version of the Quantified Tree Risk Assessment (QTRA) methodology[2]. QTRA applies established and accepted risk management principles to tree safety management. The outcome of the QTRA assessment is a score and this value has been used as the risk rating tool that has informed the work priorities that are recommended in this report (see table 1). In some situations works are recommended in the interests of good management but it is not essential for risk management that these works are carried out, such works are listed as 'advisory'.

[redacted]

Table 1: The system for prioritising recommended tree works.

Level of Risk	Probability of Harm	Priority	Suggested Timescale
Very High	1 – 1/1000	Urgent	Immediately, without any delay
High	1/1001 – 1/10,000	High	As soon as reasonably practicable
Moderate	1/10,001 – 1/1,000,000	Non-urgent	As funds allow
Acceptable	<1/1,000,000	N/A	N/A
N/A	-	Advisory	N/A

3 RECOMMENDATIONS

3.1 Recommended tree work

Recommendations have been made for four of the trees and both of the tree-groups. These are all listed within the tree management schedule in Appendix 2.

One tree has been specified non-urgent works (tag 294), I advise that arrangements are made to carry out the works recommended for this tree within the next 12 months (if funds are available). 'Advisory' works have been recommended for three trees (277, 284 and 295) and both the tree groups (G1 & G2). There is no timeframe for carrying out advisory works. The priority for works assigned to the trees is summarised in Table 2.

Table 2: A summary of the works recommended.

Works Priority	No. of Trees	No. of Groups	Suggested Timescale
Urgent	-	-	Immediately, without any delay
High	-	-	As soon as reasonably practicable
Non-urgent	1	-	As funds allow
Advisory	3	2	N/A
Total	**4**	**2**	

3.2 Nature conservation and tree works

Any arborist working at the site must comply with all statutory requirements concerning flora, fauna and habitat in accordance with relevant nature conservation legislation. The arborist should make sure that they are familiar with current best working practices to minimize disturbance to flora and fauna.

The arborist must consider the risk of impacting protected species prior to carrying out arboricultural works, especially when dealing with trees that have veteran characteristics. Natural England must be notified if there is reason to believe that arboricultural operations may disturb bats because a licence for the works may be required. If nesting birds are found to be present, the tree work must not commence. If the tree surgery has already started and nesting birds are then discovered, the work must stop immediately and be re-scheduled for later in the year.

The responsibility for protecting wildlife will be held by the contractor but the need to protect wildlife may result in some works being delayed, and this requirement may also result in increased costs for tree management.

3.3 General advice

Trees form a dynamic biological resource subject to the vagaries of pests and diseases, extremes of weather and the influence of human activities. Furthermore, as trees grow they may develop dead wood, cavities or other potential defects through the natural course of their life. Site managers must understand that all trees will drop branches during their lifetime and that no tree is 100% safe.

Trees can be damaged during high winds and so it would be sensible to check them after severe storms. A formal re-survey of the trees may be excessive following a storm, but I advise that a designated person walks around the site to look for any obvious damage that may need addressing.

Regular tree risk management surveys should be carried out at this property. In this case, given the site use and the nature of the tree cover, I advise that a qualified arboriculturist is employed to carry out a tree risk assessment at least every 5years.

4 PROJECT MANAGEMENT

4.1 Implementation of the recommended works

The most important requirement is that the prescribed remedial tree works are implemented within the recommended timescales. Advisory works may be carried out at any time, and it is not necessary for them to be carried out at all.

All tree work must be undertaken in accordance with BS3998:2010 – Recommendations for tree work[3]. Only qualified and insured tree surgeons should be employed.

Since all of the trees that have been recommended pruning works are located in a Conservation Area it will be necessary to inform the local planning authority prior to carrying them out. Therefore, I advise that an application for works to protected trees is made to Wiltshire Council, and that it is accompanied by a copy of this report. The council will respond within six weeks of receiving the application.

[3] British Standards Institution (2010). BS3998 Recommendations for Tree Work. BSI, London.

Full Tree Survey Schedule

Site: Castle House, Calne

Surveyor: Ben Rose

Date of Survey: 9th June 2023

Tag Number	Tree Species	dbh (cm)	Height (m)	Age Class	Overall Health	Notes on Structural Condition and Local Environment	Target Score	Impact Potential	Probability of	QTRA Score	Recommended Management	Priority
275	Sycamore	64	15-20	M	F	Primary fork at 3.5m. Minor deadwood in the crown. No obvious significant defects. Part of the crown overhangs an electricity sub-station.	-	-	-	-	No action required at present.	N/A
276	Holm oak	65	15-20	M	G	Basal shoot growth. Old dead branch stub at 2m. Deadwood in crown over low use areas. Long leaning limbs extend over the wall to the east. No obvious significant defects. Part of the crown overhangs an electricity sub-station.	-	-	-	-	No action required at present.	N/A
277	Sycamore	71	20+	M	F	Hanging dead branch at 8m. Minor deadwood in the crown. Small leaf size and sparse foliage in the upper crown. No obvious significant defects.	-	-	-	-	Remove the hanging dead branch.	Advisory
278	False acacia	30	20+	M	G	Twin-stemmed from 0.5m. Lean to west due to other trees to the east. No obvious significant defects.	-	-	-	-	No action required at present.	N/A
279	Sycamore	64	20+	M	F	Light covering of ivy up to 7m. Deadwood in crown over low use areas. No obvious significant defects.	-	-	-	-	No action required at present.	N/A
280	False acacia	36	15-20	M	G	Lean to east due to other trees to the west. No obvious significant defects.	-	-	-	-	No action required at present.	N/A
281	Common lime	70	15-20	M	G	Lots of basal shoot growth that prevents a basal inspection. Deadwood in the crown over low use areas. No obvious significant defects. Situated in a low use area.	-	-	-	-	No action required at present.	N/A
282	False acacia	25	15-20	EM	G	No obvious significant defects.	-	-	-	-	No action required at present.	N/A
283	Bird cherry	7	<5	SM	P	Target cankers on trunk. Leaf curl. Sparse foliage.	-	-	-	-	No action required at present.	N/A
284	Common lime	70	15-20	M	G	Lots of basal shoot growth that prevents a basal inspection. Deadwood in the crown over low use areas. No obvious significant defects. Part of the crown overhangs the roof of a church building to the west.	-	-	-	-	Prune to give 2m clearance from the church building.	Advisory
285	Sycamore	32	20+	M	G	Canker on trunk at 3.5m. No obvious significant defects.	-	-	-	-	No action required at present.	N/A

A key explaining each category is provided at the rear of the schedule.

Tag Number	Tree Species	dbh (cm)	Height (m)	Age Class	Overall Health	Notes on Structural Condition and Local Environment	Target Score	Impact Potential	Probability of	QTRA Score	Recommended Management	Priority
286	Sycamore	45	20+	M	G	No obvious significant defects. Part of the crown overhangs the roof of a church building to the west.	-	-	-	-	No action required at present.	N/A
287	Sycamore	47	20+	M	G	Two large trunks from 1m. No obvious significant defects.	-	-	-	-	No action required at present.	N/A
288	Sycamore	31	20+	EM	G	No obvious significant defects. Part of the crown overhangs the roof of a church building to the west.	-	-	-	-	No action required at present.	N/A
289	Sycamore	26	20+	EM	G	Slight trunk lean to west. No obvious significant defects. Part of the crown overhangs the roof of a church building to the west.	-	-	-	-	No action required at present.	N/A
290	Sycamore	26	20+	EM	G	No obvious significant defects. Part of the crown overhangs the roof of a church building to the west.	-	-	-	-	No action required at present.	N/A
291	Sycamore	47	20+	M	G	No obvious significant defects. Part of the crown overhangs the roof of a church building to the west.	-	-	-	-	No action required at present.	N/A
292	Sycamore	45	20+	M	G	No obvious significant defects. Part of the crown overhangs the roof of a church building to the west.	-	-	-	-	No action required at present.	N/A
293	Sycamore	22	10-15	EM	G	No obvious significant defects.	-	-	-	-	No action required at present.	N/A
294	Sycamore	37	15-20	M	G	One branch originating at about 11m has recently failed and is hanging in the yew below. There is a remaining stub and deadwood above that. There is a long lateral limb originating at approximately 10m that has been exposed by the recent limb shedding, and i consider this now to be prone to failure.	4	4	1	1/500 000	Remove the hanging branch. Remove the stub and the lateral limb approximately 1m beneath the stub. Also, remove all deadwood from the crown.	Non-urgent
295	Cherry	13	5-10	M	F	Lean to east due to shading from larger trees to the west. No obvious significant defects. Little long-term future and few options for management. This is not a particularly attractive tree and it is not in keeping with the formal garden design.	-	-	-	-	Fell and grind the stump.	Advisory
296	Sargent's cherry	8	5-10	SM	F	Upright form. Leaf scorch. No obvious significant defects.	-	-	-	-	No action required at present.	N/A
297	Sargent's cherry	10	5-10	SM	F	Upright form. A secondary stem has developed from 0.5m. Leaf scorch. No obvious significant defects.	-	-	-	-	No action required at present.	N/A

A key explaining each category is provided at the rear of the schedule.

Group Management Schedule

Site: Castle House, Calne

Surveyor: Ben Rose

Date of Survey: 9th June 2023

Group Number	Tree Species	No. of Trees	dbh (cm)	Height (m)	Age Class	Overall Health	Notes on Structural Condition and Local Environment	Target Score	Impact Potential	Probability of Failure	QTRA Score	Recommended Management	Priority
G1	Irish yew	8	**18**	<5	EM	G	These trees are approximately 4.8m tall and so the tops can no longer be trimmed by the gardener.	-	-	-	-	Reduce the heigh of all of the trees to 3.5m.	Advisory
G2	Yew	13	**25**	5-10	M	G	This appears to be a long-neglected yew hedge. There is deadwood and stubs in the crowns of each tree.	-	-	-	-	Remove all deadwood and stubs from the lower crowns.	Advisory

A key explaining each category is provided at the rear of the schedule.

Tree Schedule - KEY

Tree/Group Number
Trees have been tagged for the purpose of this survey. Tree groups have not been tagged.

Trees protected by a tree preservation order (TPO) are highlighted by grey colouration in the tree schedule.

Species
Common names are listed.

No. in Group
The number of trees in each group is provided in the group schedule.

Height (m)
All heights are estimated. They are recorded in the following categories: 0-5m, 5-10m, 10-15m, 15-20m and 20+m.

DBH (cm)
Single stem diameters are measured at 1.5m with a diameter tape. For multi-stemmed trees (MS) the largest trunk is measured. All measurements in bold are estimates due to restricted access to the tree trunk.

Age Class
(Y) Young, (SM) Semi-Mature, (EM) Early-Mature (M) Mature, (FM) Fully-Mature, or (V) Veteran.

Overall Health
An overall assessment of the physiological condition of the tree recorded as (G) Good, (F) Fair, (P) Poor, or (D) Dead.

Tree Structural Condition and Site Notes
Observations on the form of the tree, condition and structural integrity.

Site notes are detailed when relevant to the risk assessment.

Target Evaluation
A target is anything of value, which could be harmed in the event of tree failure. This is categorised by the site usage within the target zone (human, vehicle or property). When it is property that is at risk a letter P is listed in the schedule.

Impact Potential
This is essentially a measure of the size of the part that is considered may fail.

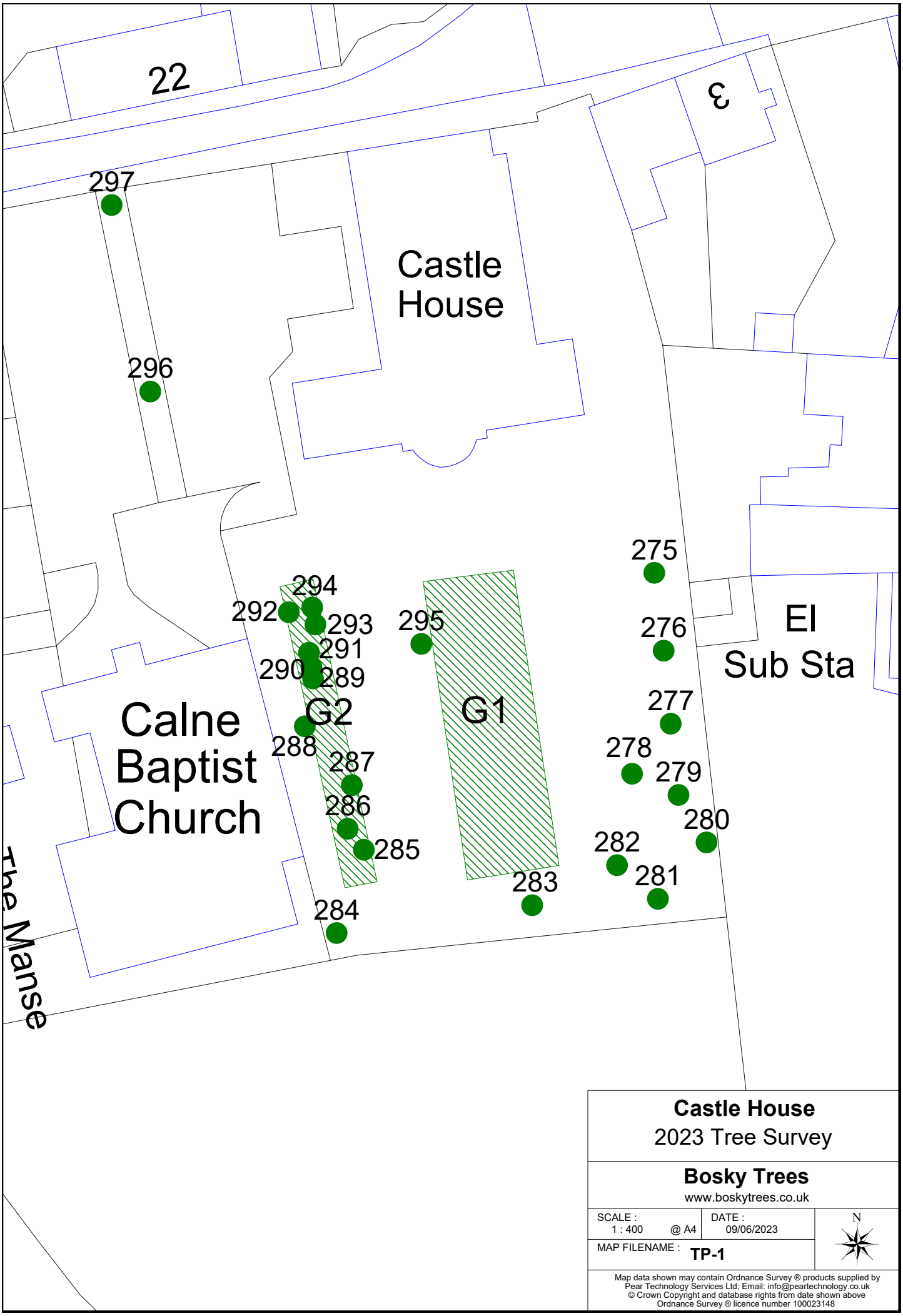
Probability of Failure
An estimate of the likelihood of failure of the feature being assessed.

QTRA Score
The risk of harm is generated when the target occupancy value is multiplied by the impact potential and the probability of failure. In accordance with QTRA, the result provided as probability of harm during the next year.

Recommendations
Recommended arboricultural works.
Terminology used is based on guidance detailed in BS3998:2010 – Recommendations for tree work[1].

Priority
Urgent - Immediately, without any delay.
High - As soon as reasonably practicable.
Pragmatic - Within 12 months.
Non-Urgent - in order of priority and as funds allow.
Advisory - There is no time frame for these works.
N/A - No works required at the present time.

[1] British Standards Institution (2010). BS3998 - Recommendations for Tree Work. BSI, London.



Castle House

2023 Tree Survey

Bosky Trees

www.boskytrees.co.uk

SCALE :	DATE :	N
1 : 400 @ A4	09/06/2023	
MAP FILENAME : **TP-1**		

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