Arboricultural Consultancy for Lloyds Bank

Note: This report is intended for use between the client, Environmental Services and any parties detailed within the report. It is based on the understanding at the time of visiting the property that Engineers are satisfied that damage is attributable to clay shrinkage subsidence exacerbated by vegetation.

1. Case Details

Insured	Mrs Lynda Harkus	Address	1 AVONDALE TERRACE, WEST BOLDON EAST, BOLDON, TYNE AND WEAR, NE36 0PS		
Client	Subsidence Management Services	Contact	Steven Sargent	Claim No.	IFS-LBG-SUB-23-0108295
ES Ref	SA-253575	Consultant	Nigel Chopping	Contact No.	0330 380 1036
Report Date	23/08/2023				

Scope of Report: To survey the property and determine significant vegetation contributing to subsidence damage, make recommendation for remedial action and assess initial mitigation and 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 end-terrace house. The property occupies a level site with no adverse topographical features.

We understand that the current damage relates to the left-hand flank of the insured dwelling, where cracking indicates downwards movement.

3. Technical Reports

No technical investigations are available at the time of reporting, therefore assumptions outlined in Note 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?	No
Other third party Mitigation involved?	Yes
Recovery	
Is there a potential recovery action?	No

Treeworks	
Local Authority	South Tyneside Metropolitan Borough Council
TPO / Conservation Area / Planning Protection Searches	Awaiting Searches from LA
Additional Comments	
Awaiting Further Instructions.	

5. Technical Synopsis

This report is based upon our understanding at the time of visiting the property that Subsidence Management Services have concluded, on a preliminary basis, that the current damage is due to differential foundation movement exacerbated by moisture abstraction from vegetation growing proximate to the property's foundations.

We have therefore been instructed to assess the potential for vegetation to be influencing soil moisture levels beneath the foundations of the property and, if deemed appropriate provide management proposals which will return long-term stability and allow effective repairs to be undertaken.

The potential drying influence of the vegetation on site, has been considered based on an assessment of overall size, species profile and the proximity of vegetation relative to the advised area of damage.

Based on our observations on site, it is our opinion that the footings of the subject property are within the normally accepted influencing distance of vegetation on site, thereby indicating the potential for the advised damage to be the result of clay shrinkage subsidence exacerbated by the moisture abstracting influence of vegetation.

With due regards to species profile, size and proximity, T2 (Maple (Silver)), T3 (Maple (Silver)) and T4 (Maple (Silver)) are considered the dominant features proximate to the focal area(s) of movement and accordingly, where vegetation is confirmed as being causal, we have identified them as the primary cause of the current subsidence damage.

Due to the high probability that T3 and T4 retain conjoined root systems with T5 (Maple (Silver)) and T6 (Maple (Silver)), these trees are also considered significant; it is in our opinion that stability is unlikely to be achieved if works are restricted to T2, T3 and T4 only.

Given the above, we have identified the collective / cohesive influence of T2, T3, T4, T5 & T6 as the primary cause of the subsidence damage.

The size and proximity of the above vegetation is consistent with the advised locations of damage and it is our opinion, on balance of probability, that roots from the above vegetation will be in proximity to the footings of the insured property.

Note: additional minor vegetation has been noted on site and, depending on trial-pit location may be identified within future site investigations; however, unless specifically identified within this report, these plants are not deemed material to the current claim nor pose a significant future risk.

Considering the suspected mechanism of movement, in order to mitigate the current damage thereby allowing soils beneath the property to recover to a position such that an effective engineering repair solution can be implemented, we recommend a program of vegetation management as detailed by this report.

Please refer to Section 6 for management prescriptions.

Preliminary recommendations contained within this report are prescribed on the basis that site investigations confirm vegetation to be causal; management advice is designed to offer the most reliable arboricultural solution likely to restore long-term stability and also facilitate liaison with third-party owners and/or Local Authorities where necessary.

Consequently, we have advocated the complete removal of T2 (Maple (Silver)), T3 (Maple (Silver)), T4 (Maple (Silver)), T5 (Maple (Silver)) and T6 (Maple (Silver)) as it will offer the most certain arboricultural solution likely to restore long-term stability.

We recommend the role of vegetation and the efficacy of management recommendations be qualified by means of monitoring.

Please note that the footing of the insured property fall within the anticipated rooting distance of additional vegetation which we believe presents a foreseeable risk of future damage and accordingly we have made recommendations in respect of this.

The extent / impact of vegetation management required to restore and maintain long-term stability at this property is acknowledged. However, we consider the impact on the wider public amenity from the proposed tree works is mitigated by the presence of further trees and the scope for replacement planting.

Whilst replacement planting is considered appropriate, due consideration must be given to the ultimate size of the replacement and future management requirements. Species selection should be appropriate for the chosen site and consideration must be given to the ultimate size of the replacement species and any future management requirements.

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

6.0 Recommendations

6.1 Current Claim Requirements

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
T2	Maple (Silver)	1	14.5	11.6	F - Commercial Third Party	Remove	Remove close to ground level and manage stump to inhibit regrowth.
T3	Maple (Silver)	1	16	9.5	F - Commercial Third Party	Remove	Remove close to ground level and manage stump to inhibit regrowth.
T4	Maple (Silver)	1	14.5	8.9	F - Commercial Third Party	Remove	Remove close to ground level and manage stump to inhibit regrowth.
T5	Maple (Silver)	1	15	8.9	F - Commercial Third Party	Remove	Remove close to ground level and manage stump to inhibit regrowth.
T6	Maple (Silver)	1	15	8.6	F - Commercial Third Party	Remove	Remove close to ground level and manage stump to inhibit regrowth.
Age Cat: 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property							

* Estimated

6.2 Future Risk Recommendations

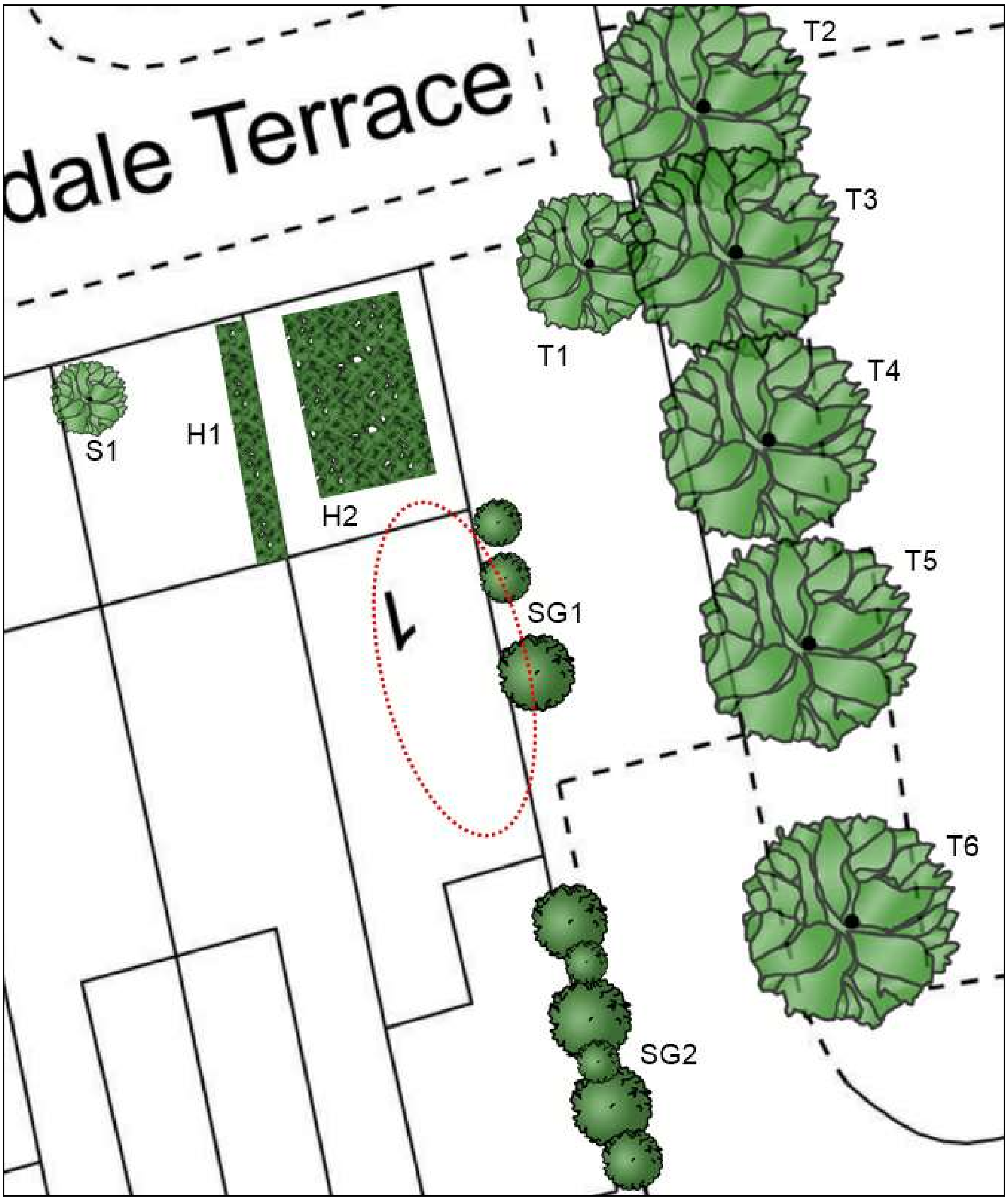
These recommendations may be subject to review following additional site investigations.

Tree No.	Species	Age Cat	Approx. Height (m)	Distance to Building (m) *	Ownership	Action	Requirement
H1	Privet	1	1.2	1.6	A - Third Party	Action to avoid future risk	Maintain at broadly current dimensions by way of regular pruning.
H2	Privet	1	0.4	1.1	C - Insured	Action to avoid future risk	Maintain at broadly current dimensions by way of regular pruning.
S1	Lilac	1	2.5	9	A - Third Party	No action	No works.
SG1	Mixed species shrubs	1	2	0.3	D - Unknown	Action to avoid future risk	Maintain at broadly current dimensions by way of regular pruning.
SG2	Mixed species shrubs	1	2.5	2	D - Unknown	Action to avoid future risk	Maintain at broadly current dimensions by way of regular pruning.
T1	Cherry	1	8	6.5	D - Unknown	Action to avoid future risk	Maintain at, or below current dimensions by way of regular pruning.
Age Cat: 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property							

* Estimated

Third party property addresses should be treated as indicative only, should precise detail be required then Environmental Services can undertake Land Registry Searches

7. Site Plan



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

8. Photographs

T6 - Silver Maple

SG1 - Mixed Shrub Group

SG2 - Mixed Shrub Group

Insured property front with S1 H1 and H2

Arboricultural Consultancy for Lloyds Bank

T1 - Cherry

T1 T2 T3 T4 T5 and T6

Stems of T2 T3 T4 T5 and T6

Date: 23/08/2023

Property: 1 AVONDALE TERRACE, WEST BOLDON EAST, BOLDON, TYNE AND WEAR, NE36 0PS

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

Insured Property Tree Works	£0.00
Third Party Tree Works	£0.00
Provisional Sum	£0.00

- 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.
- Trees are removed as near as possible to ground level, stump and associated roots are not removed or included in the price.
- Where chemical application is made to stumps it cannot always be guaranteed that this will prevent future regrowth. 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 an appraisal of vegetation influence on the property and is made on the understanding that 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.

Following tree surgery we recommended that the building be monitored to establish the effectiveness of the works in restoring stability.

The influence of trees on soils and building is dynamic and vegetation in close proximity to vulnerable structure should be inspected annually.

The statutory tree protection status as notified by the Local Authority was correct at the time of reporting. It should be noted however that this may be subject to change and we therefore advise that further checks with the Local Authority MUST be carried out prior to implementation of any tree works. 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 3998:2010 *“Tree Work. Recommendations”*.