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20th October 2025

Mr Michael Dickson
9 Underhill Road
Cleadow
Tyne & Wear
SR6 7RS

Dear Mr Dickson

Acting on your instructions I have now inspected the trees at the above location.

I have based this report on my site observations and the information that you have provided. All my observations were from ground level without any detailed or decay investigation having been carried out. All of the tree's condition are evaluated based upon a Visual Tree Assessment (VTA) alongside current industry best practice.

This report is concerned with recording the species, size, and condition of the trees. Recommendations are made where appropriate to establish acceptable levels of safety for the site and a higher level of arboriculture management if required. This information is recorded in the appraisal section of this report.

Trees are living organisms whose health and condition may change rapidly and the observations are based on the status of the trees at the time of inspection. It is recommended that trees in high frequency areas, such as highways, buildings and footpaths regularly used by the public, are to be inspected regularly, especially after any extreme weather conditions. Healthy trees may fail in unpredictable weather, such as in violent storms or wet weather. Due to these phenomena being unforeseeable, Olivers Tree Services Ltd cannot be held liable for any such failures.

It is assumed there has been no significant changes to the immediate environment that may affect the tree stock. Any change being made following the survey may invalidate the report and require a re-inspection. Any alteration to this report will therefore also invalidate it. No responsibility is assumed by Olivers Tree Services Ltd for legal matters that may arise from this report. The author of the report shall not be required to give testimony or to attend court unless subsequent contractual arrangements are made.

The information provided within this report relates to the specific tree risk survey provided and should not be used or interpreted for any other circumstances. This includes but not limited to planning applications for development, tree related subsidence, utilities, or the design of building and foundations.

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Managing Director: Andy Thompson & Steve Keene Company Secretary: Clare Robinson

Site Visit

I carried out an unaccompanied site visits on 25th September and 2nd October 2025.
The weather that day was overcast but with no visibility restrictions to hamper the inspection.

Site Description

9 Underhill Road is a property in Cleadon which has a large population of trees which are broadly located around the garden perimeter.

The garden is well maintained – no visual evidence of water logging was noted on site.

The house is located to the north of the property with an entrance drive from Underhill Road to the west.

There are large lawned areas in the garden divided with trees and shrubs. There is a patio area in the northeast corner.



Appraisal

Please refer to appendix 1 for the site location plan

Please refer to appendix 2 and 3 for glossary of terms

No	Species	Age	Height (m)	DBH (cm)	Condition	Comments	Recommendations	Priority
1	Cherry	SM	13	25	G	This tree has been pruned in the past to a good standard but has a broad crown which encroaches the house and adjacent phone lines	Crown reduce and reshape by 2.5m	B
2	Cherry	SM	13	24	G	Evidence of historic pruning done to a good standard, has a broad crown which overhangs the drive	Crown reduce and reshape by 2.5m	B
3	Lilac	SM	6	Multi	F	Multi-stemmed from the base, has been crown reduced in the past, branches encroach the phone line	Prune to clear the phone line by 1m	B
4	Sycamore	EM	19	59	F	Twin-stemmed from 3m, grows 1m from road, has been historically pruned to clear adjacent phone and power lines. Minor frost damage on stem and minor deadwood in crown, no basal defects noted	No work required at present	-
5	Elder	SM	2	15	P	Small tree with a poor form – is low risk and has been pollarded in the past	No work required at present	-
6	Tree previously removed							
7	Holly	SM	10.5	18	F	Minor cavity at the base, grows at slight angle in planted area adjacent to the drive – disproportionately high for the location	Reduce height by 3.5m and prune sides to shape	C
8	Holly	Y	3	Upto 11	G	Neatly trimmed twin-stemmed tree which is clear of drive	No work required at present	-
9	Cherry	SM	11.5	14	G	Twin stemmed from 2m, high crown with well balances form – disproportionately high for the location	Reduce height by 3m and prune sides to shape	C
10	Holly	Y	3.5	22	F	Suppressed form due to overshadow from adjacent trees, well maintained	No work required at present	-

No	Species	Age	Height (m)	DBH (cm)	Condition	Comments	Recommendations	Priority
11	Holly	SM	11.5	33	F	Electric box attached to stem, broad crown, consider reducing due to leggy form and to keep it at a scale suitable to the location	Reduce height by 3m and prune sides to shape	C
12	Cherry	Y	7	10	F	Grows 1m from internal path has a leggy and disproportionate form	Crown reduce and reshape by 1.5m	C
13	Sycamore	M	19	94	F	0.5m from boundary fence, major deadwood in crown - overhanging the road, has been pruned to clear power lines. There is a bore cavity on stem at 9.5m with no staining or signs of fungus – wound is callused around. No basal defects noted	Remove major deadwood	B
14	Horse Chestnut	EM	18	92	F	Grows 0.5m from boundary fence, multi stemmed from 3m, has been pruned to clear power lines, some minor deadwood in the crown, no basal defects noted	No work required at present	-
15	Horse Chestnut	EM	18.5	63	F	Twin stemmed from 3.5m with healthy union, grows 0.5m from boundary fence, no basal defects noted, minor deadwood in canopy	No work required at present	-
16	Sycamore	EM	15	46	P	Grows 0.5m from boundary fence, sparse form with major deadwood in the canopy, condition should be monitored as is showing some early signs of decline	Remove major deadwood Monitor condition	B
17	Sycamore	EM	16	40	F	High crown – historically has been crown lifted with wounds callused over, only minor deadwood noted	No work required at present	-
18	Cherry	Y	6	10	F	Grows in Laurel bed, large wound at base with decay present	Fell as close to ground level as practical	C

No	Species	Age	Height (m)	DBH (cm)	Condition	Comments	Recommendations	Priority
19	Sycamore	M	19	71	P	Grows close to corner of boundary fence overhanging street and neighbouring garden. Historic wound present at 2m which has some decay present but there has put on a large amount of reaction growth to compensate. The condition of this tree should be monitored due to large cavity – if any fungus is noted (most prevalent in autumn) or if the crown starts to dieback further advice should be sought. There is major deadwood present in the crown	Remove major deadwood Aerially inspect the crown Monitor condition biennially	B
20	Cherry	SM	11	21	F	Grows in planted bed, canopy end-weighted towards the lawn due to group pressure. Has leggy growth, could be crown reduced to improve the form of the tree	Crown reduce and reshape by 3m	C
21	Elm	SM	13.5	33	F	Has healthy growth in the crown with good leaf vigour, has a high crown with past pruning wounds callusing over	No work required at present	-
22	Cherry	SM	11	21	F	Grows in planted bed, canopy end-weighted towards the lawn due to group pressure, only low risk deadwood noted in the crown	No work required at present	-
23	Cherry	SM	7	23	P	Multi-stemmed from 1.8m with graft incompatibility at this point, some decay present – condition decline since last inspection but is a low risk tree. Major deadwood present	Fell as close to ground level as practical	C

No	Species	Age	Height (m)	DBH (cm)	Condition	Comments	Recommendations	Priority
24	Cherry	SM	11.5	23	F	Historically secondary stem has been removed at the base, high crown with a balanced form, only low risk deadwood noted	No work required at present	-
25	Elm	SM	12	19	F	High crown with some minor deadwood present and surface roots visible, healthy growth in the crown	No work required at present	-
26	Cherry	SM	6.5	37	P	Broad crown with graft incompatibility on stem at 1.8m, condition deteriorated since the last inspection – consider removal but located in a relatively low risk position	Fell as close to ground level as practical	C
27	Laburnum	SM	9	Upto 13	F	Multi stemmed from 0.25m, some minor crossing branches in the crown, appropriate to the location	No work required at present	-
28	Sycamore	M	20	75	G	1.5m from internal path, high crown, historic pruning noted, minor deadwood in the crown, no basal defects noted	No work required at present	-
29	Cherry	SM	7	10	F	Asymmetrical form as overshadowed by tree 28, has good clearance over the adjacent path	No work required at present	-
G30	Mixed group	SM	Upto 13	Var.	F	Group of 16 X Birch trees, 2 X Willow and 1 X Ash. Grow within 1m of boundary fence – branches which were overhanging the neighbouring drive have been pruned back. There is a dead tree behind Apple tree (tree 33)	Fell dead tree behind Apple tree (33)	B
31	Willow	EM	17	33	F	Grows 0.75m from boundary fence with branches overhanging neighbouring drive	Prune back branches overhanging neighbouring drive upto a height of 5m	B
32	Cypress	SM	9.5	24	F	Historically trimmed conifer, no defects noted	No work required at present	-

No	Species	Age	Height (m)	DBH (cm)	Condition	Comments	Recommendations	Priority
33	Apple	SM	9.5	30	P	Grow 1m from grass, broad crown with dense canopy that has crossing branches. Has gone into decline since the last inspection – consider either reducing the crown or felling due to poor health	Fell as close to ground level as practical	C
34	This tree has been removed							
35	Yew	EM	14	Multi upto 34	G	Multi-stemmed tree with balanced form, has been reduced to a good standard	No work required at present	-
G36	Cypress	M	20	Multi	F	2 X large multi-stemmed trees that is a broad, dominant feature in the garden. Could be reduce in height and sides trimmed. Low growth overhangs grass	Reduce height by 5m and trim back sides as far as practical Remove 2 X large rear low stems (wont be visible from the house)	C
37	Purple Plum	SM	7	Upto 26	D	Multi-stemmed from 1m which is now dead	Fell as close to ground level as practical	B
38	Willow	SM	12	34	F	Grows 0.5m from boundary fence, stem bows towards neighbouring garden at 1.8m, has been prune back from neighbouring garden. Has a history of storm damage with scars from snapped branches	Crown reduce and reshape by 3m	B
G39	Mixed group	SM	Upto 3.5	Var	F	Mixed group of small trees and woody shrubs – species include Crab Apple, Rowan, Prunus spp. Sorbus spp. Laburnum and Viburnum. No major defects noted	No work required at present	-
40	This tree has been removed							
41	Cherry	SM	11	19	F	0.5m from boundary fence, high crown, has historically been crown lifted, some minor bleeding on stem	No work required at present	-

No	Species	Age	Height (m)	DBH (cm)	Condition	Comments	Recommendations	Priority
42	Cherry	SM	11	19	F	Twin stemmed from 2.8m, grows 0.5m from boundary fence, high crown, has historically been crown lifted	No work required at present	-
43	Laburnum	Y	3.5	Upto 9	F	Multi-stemmed tree, grows 0.5m from fence with dense crown	No work required at present	-
44	Rowan	Y	3.8	9	F	Grows 0.5m from boundary fence, has been pruned in the past to clear the adjacent building	No work required at present	-
45	Ash	M	17	Upto 68	P	Twin stemmed from 0.5m, grows in tight corner of garden with canopy spanning 3 gardens. Ivy growing on stem may mask defects, some stubs present where branches have been pruned back from neighbouring garden. Condition has deteriorated since the last inspection due to Ash Dieback with a large volume of deadwood overhanging 3 gardens. Should be considered for removal – if allowed to deteriorate further it will become more hazardous and will become difficult to safely remove	Fell as close to ground level as practical	B
46	Cherry	EM	9	29	P	Twin stemmed from 1.8m, canopy weighted towards garden as is overshadowed by tree 45, some decay present possibly due to pathogen 'Bacterial Canker of Cherry', canopy has been reduced which will reduce the chance of failure due to above defects – no further deterioration noted since the last inspection	Monitor condition	-
47	Oak	SM	8	16	F	Good balanced form, grows in centre of lawn	No work required at present	-

No	Species	Age	Height (m)	DBH (cm)	Condition	Comments	Recommendations	Priority
48	Holly	Y	1.8	Multi	G	Neatly trimmed bushy tree with broad form	No work required at present	-
49	Holly	SM	5.5	30	G	Neatly trimmed bell shaped tree	No work required at present	-
50	This tree has been removed							
51	This tree has been removed							
52	Elm	SM	7.5	15	F	Historically has been pruned to clear the neighbouring shed, no visible defects noted	No work required at present	-
52A	Sycamore	EM	17	-	F	Located in the neighbouring garden, only viewed from site side of the boundary fence, branches encroach summer house on site	Prune to clear the summer house by 2m	B
53	Bird Cherry	EM	13	Twin	F	Twin stemmed from 1m, grows 1m from summerhouse, included bark at low union – consider overall crown reduction to improve form and lesson forces on low included union, deadwood present in the crown	Remove major deadwood Crown reduce and reshape by 2m	B
54	Laburnum	Y	6	16	G	Grows 0.3m from boundary fence, high crown – past pruning evident	No work required at present	-
55	Birch	Y	9	14	G	Balanced form, grows close to boundary fence	No work required at present	-
56	Laburnum	Y	5.5	15	G	Grows 0.3m from boundary fence, high crown – past pruning evident	No work required at present	-

Conclusion

Information was provided of a previous tree survey which was carried out by Olivers Tree Services on 9th March 2022.

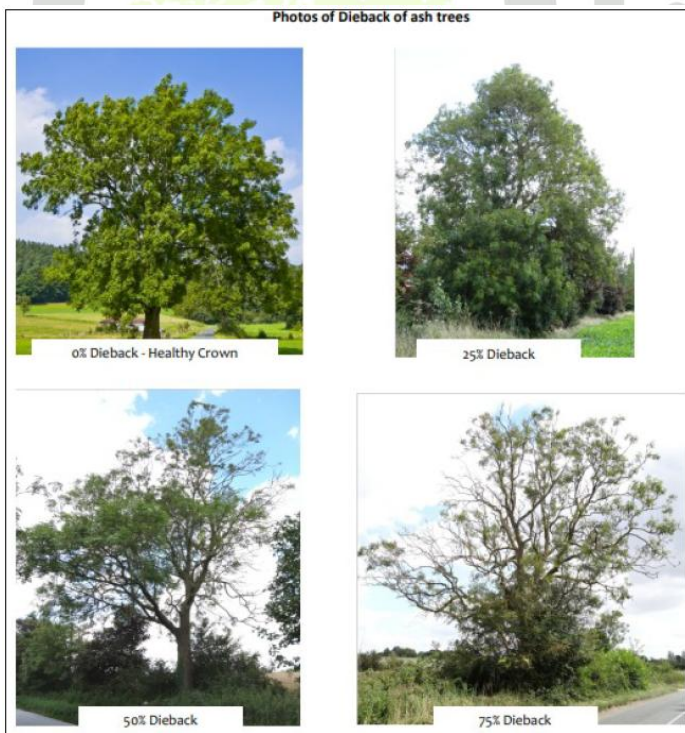
The trees have been recorded on the location plan as accurately as possible, but their actual position is not to scale. Where trees are growing in shrub beds, located in dense vegetation or have epicormic growth it may not be possible to carry out a full visual inspection on the base of the tree due to access restrictions. This assessment will then be based on the overall appearance of the stem and crown.

The trees at 9 Underhill Road are varied in species and age class, they are well managed with evidence of appropriate tree work.

Several trees have gone into decline and require removal – notably tree 45 is a large Ash tree which is showing signs of Ash Dieback (see below) and has a crown which spans 3 gardens.

There are many Ash trees on site – some of which are starting to show signs of Ash Dieback (see below for description of Ash Dieback). If these symptoms are sufficiently advanced, we have recommended remedial action. All Ash trees should be monitored over time looking for signs of decline. This disorder is easy to identify when the trees are in full leaf. If Ash trees show 50 – 75% dieback (illustrated in the pictures below) contact our office to arrange an appointment for further assessment of these trees.

Ash Dieback Disease (*Hymenoscyphus fraxineus*)



(<https://treecouncil.org.uk/wp-content/uploads/2019/12/Suffolk-Canopy-Description.pdf>)

Ash Dieback is a fungal disease formally known as *Chalara fraxinea* which is spread naturally by windborne spores. It has become an endemic in the whole of Britain over the last few years and is known to block the water transport system in trees. This causes leaf loss, lesions in the branches and then as the name suggest the die back of the trees crown. Younger Ash trees are more vulnerable and die quickly once they catch the disease, older trees decline more slowly with the crown gradually dying back further on a yearly basis. This can increase a potential health and safety risk as the pathogen weakens the structural strength of the tree as it dies back, this is specifically important to monitor if the tree is located in a high target area. There is currently no known cure for Ash Die Back.

We recommended that trees are checked for fungus growing on, or around the base in the Autumn. This is generally the time of year most fungus produces fruiting bodies, but the first frost of winter often kills them off so the window to detect this disorder is short. If fungus is noted on or around the base of tree's, please contact our office to arrange a further assessment.

The trees located on this site are a vital asset as well as being a feature to the local landscape and are high in amenity and wildlife value.

Before any tree work takes place, checks would need to be made with the Local Authority to see if the trees concerned are situated within a Conservation Area or covered by a Tree Preservation Order. If the trees are protected a planning application will need to be approved before any work is carried out.

It would be advisable to carry out a re-inspection on all of the trees on the site within the next 12-24 months unless otherwise stated in the 'Recommendations' column of the appraisal.

It is also recommended to have the site re-assessed following any extreme or windy weather conditions or any other significant changes to the site. An interim tree inspection can be done by a layperson such as a site caretaker, see appendix 4 for a guide on how this inspection should be conducted. If an interim inspection highlights any trees of concern, please contact our office so we can arrange a professional assessment.

I trust that you find the above satisfactory, but should you require any further information please do not hesitate to contact me.

Yours sincerely

Stephen Keene HNC Arb

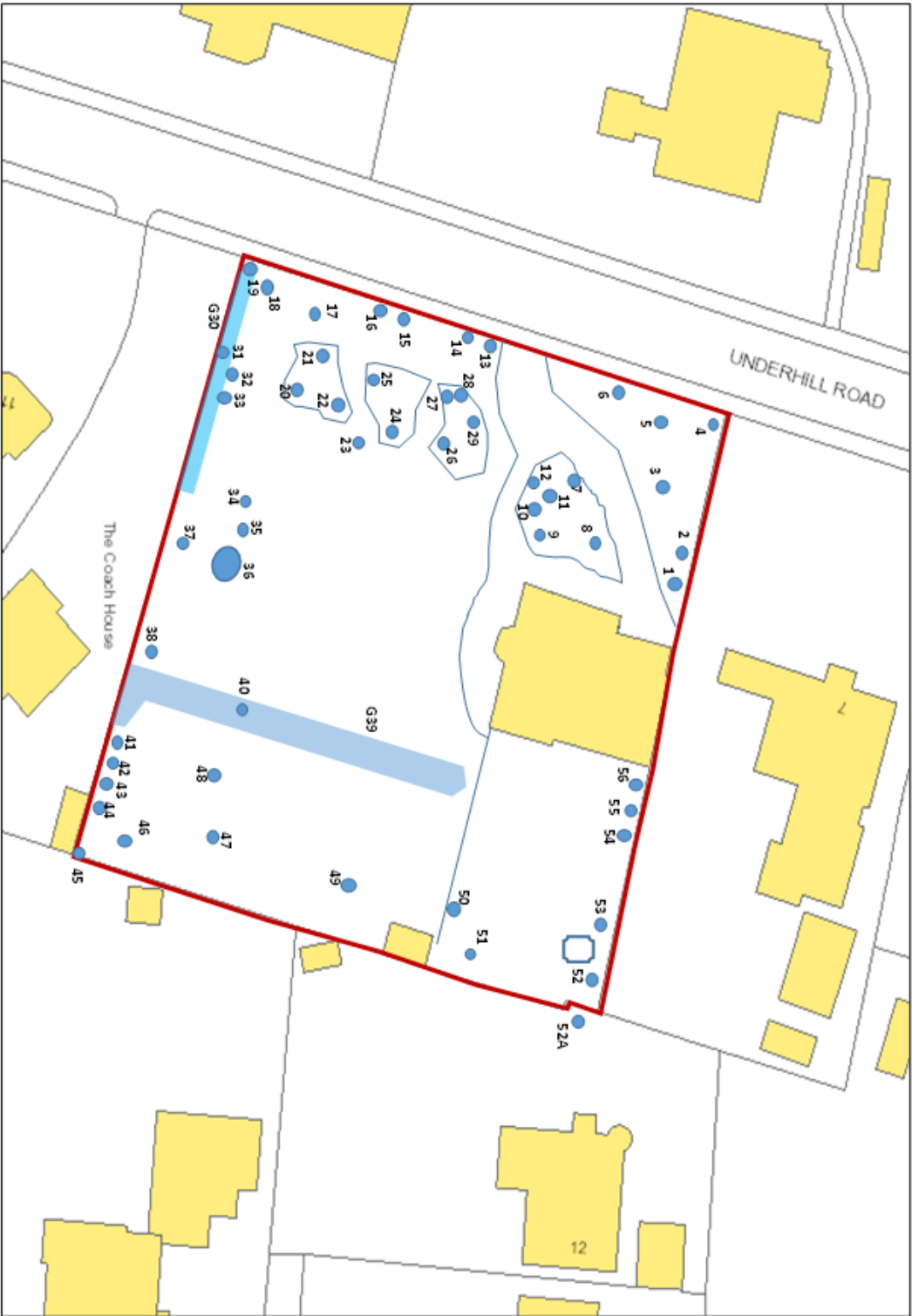


Appendix 1 Site location plan showing the trees position.

QF 05-03

Issue 1

Jan-07



Olivers Tree Services Ltd.	
Title:	9 Underhill Road, Cleaton, Tyne & Wear, SR6 7RS
Date:	20/10/2025
Drawn by:	S.K.
Scale:	N.T.S.

Appendix 2

Glossary of terms that maybe used in this report –

- 1. Reference number** – an individual identification number for a tree, hedge, or group. The number for this corresponds to the report and the location map.
- 2. Species** – species identification is based on visual field observations and lists the common name only.
- 3. Age** – **Y** – young, **SM** – semi mature, **EM** – early mature, **M** – mature, **OM** – mature, **V** – veteran, **D** – dead.
- 4. Height** – the height is estimated to the nearest metre (for some groups this is indicated in a range, or an average has been used).
- 5. DBH** – diameter at breast height (measured at 1.3m from ground level (for some groups this is indicated in a range or as an average).
- 6. Condition** – **D** – dead, **P** – poor, **F** – fair, **G** – good.
- 7. Comments** – general comments on the condition of the tree, hedge, or group.
- 8. Recommendations** – action required for remedial tree work.
- 9. Priority** – work should be carried out as follows:
A – less than 6 months
B – as part of the site management programme
C – desirable but not essential

Appendix 3

Glossary of terms for tree works that maybe used in this report –

- Crown lifting** – is the removal of lower branches to an agreed height for example over footpaths or roads by pruning to an upward growing part of the branch or back to the main stem. Used where low branches are causing an obstruction or encroaching on buildings.
- Crown thinning** – the aim of crown thinning is to reduce crown density without altering the overall size or shape of the tree. This work will reduce weight on branches and cut down on wind resistance, thereby reducing the potential for storm damage.
- Crown reduction and reshaping** – the aim is to make the crown of the tree smaller without unduly spoiling the shape of the tree. The greater the amount removed, the more difficult it is to retain the natural shape.
- Crown Cleaning** – this is the removal of dead, broken, and crossing limbs, sucker sprouts on trunks, and weak or diseased limbs. The purpose of the crown clean is to improve structure, appearance, and health. The outside appearance of the canopy will be affected very little.
- Dead wooding** – this is the removal of dead dying diseased branches and limbs from the crown of the tree.
- Pollarding** – pollarding is a method of pruning that keeps trees and shrubs smaller than they would naturally grow. This work will need regular undertaking as the reaction growth will become too heavy for the growth point.
- Tree felling** – the removal of the tree as close to current ground level as practical.

Appendix 4

Visual tree assessment

Unfortunately trees also have a certain amount of risk as they are natural structures there is no such thing as a completely safe tree, but the benefits of trees far outweigh the risks. By addressing and understanding the risks associated with trees it is possible to make your managed properties safer and prolong the life of your trees. The law states 'It is the responsibility of the tree owners to ensure the safety of others when around trees on their property.' On this basis as qualified Arborists, we recommend at schools and other high use areas, tree populations are VTA inspected professionally every 24 months (unless trees are specifically recommended to be monitored more frequently), with a tree report produced making recommendations for remedial action where required. Once a report has been produced and work has been planned in as required it is worth noting - trees are living organisms whose health and condition may change rapidly observations made in a report are based on the status of the trees at the time of inspection.

As the health of the trees may alter between professionally produced tree reports we recommend an interim tree inspection is conducted by a layperson annually or following any extreme or windy weather conditions or any other significant changes to the site

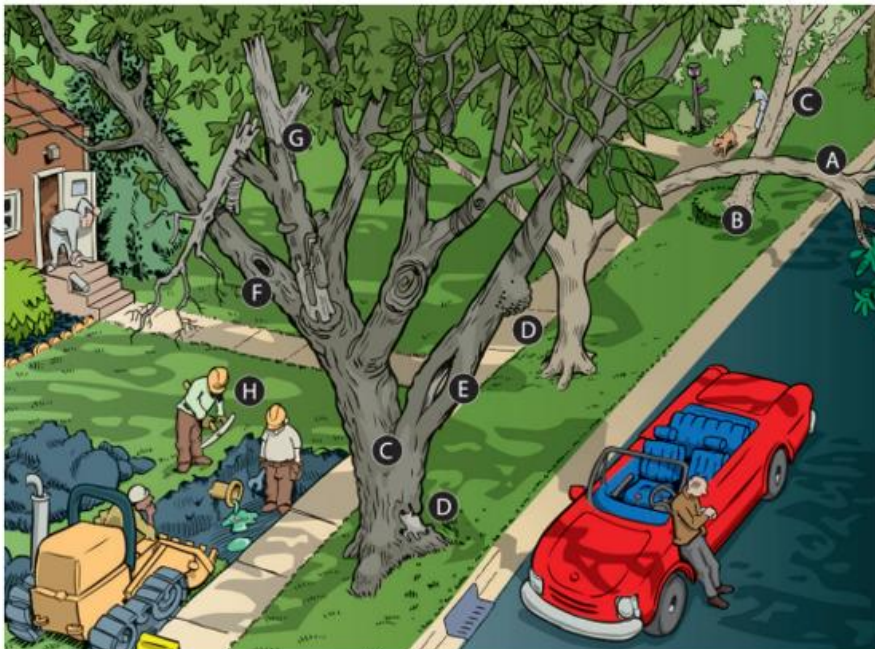
This guide details key defects to look for during an interim inspection.

When undertaking an interim tree inspection, the following information should be recorded:

- Date of interim inspection.
- Name and signature of interim inspector.
- Date of previous professional tree inspection/report and details of who undertook this.
- Details of any trees found to have defects during inspection, including – tree number, tree species, nature of defect, action taken.

Where defects are found please contact our office and we will make arrangements to view/asses the defect. If there is a dangerous tree – i.e. one with failed root plate etc and you forward us pictures of this defect, we can arrange work to be done on an emergency call out basis if required. Before any tree work takes place, checks would need to be made with the Local Authority to see if the trees concerned are situated within a Conservation Area or covered by a Tree Preservation Order. If the trees are protected a planning application will need to be approved before any work is carried out. If any trees are an imminent danger, we can contact the local planning authority to let them know we will need to undertake work under a 'Diseased/Dangerous trees notice' but this can only be done in extreme circumstance.

Tree defects to look for:



Defects in Urban Trees

The following are defects or signs of possible defects in urban trees (see figure):

B: Root failure:

Cracks or separations in the soil may indicate soil heaving from excessive movement of the roots. This can be a warning sign for failure, especially if the tree is leaning.

C: Codominant stems (split trunk):

Can often be failure points. Multiple branch attachments at one point on a stem can also be considered a defect.

D: Externally visible defects:

Includes cankers and wounds. Each could be minor or the start of a significant problem; further investigation may be warranted.

E: Cracks or splits:

Watch for longitudinal cracks or splits on the trunk, major branches, or branch unions.

F: External signs of decay:

Asymmetric shapes may be caused by the tree's formation of reaction wood and may be an indication of an internal problem. Other, more obvious signs of decay include the presence of fungal fruiting bodies and cavities.

G: Dead branches:

Dead branches within the canopy of a tree are probably the most obvious potential hazards. The risk of damage or injury depends on the size of the dead branch and distance from any potential targets.

H: Human-caused defects:

Wounds, weak or damaged limbs, root loss, and decay may be the result of construction, grade changes, soil compaction, poor pruning, or other misguided practices.

Above image taken from ISA leaflet 'Recognising Tree Risk' 2021

B. Root failure

The below pictures show examples of root failure – this is the most dangerous hazard that could be found. A tree with a failed root plate could fall at any time so this would need to be cordoned off straight away to keep people away from the hazard. Contact our office so we can arrange remedial action.



C. & D & E. Codominant stems/Externally visible defects/Crack or split

The below pictures show examples of external visible defects which can include splitting on limbs and on tree trunks. These can form from co-dominant stems but unless there is splitting at this point these do not need to be recorded during an interim tree inspection. These defects can be a highly dangerous hazard – if there is any doubt about the safety of these trees cordon the area off and contact our office for further advice.



F. External signs of decay

Obvious signs of decay can include the presence of fungal fruiting bodies and cavities examples of fungal brackets are shown on the pictures below. Different types of fungus have various levels of structural implications ranging from benign to very serious. If fungus is noted please check if this was picked up on formal tree report – if this was not picked up on the previous report contact our office for further guidance.



G. Dead branches/hanging branches and Dead trees

Minor deadwood is commonly found in most trees and it is impractical to have zero deadwood in any trees on site. If large sections of deadwood or split/hanging branches in the crown of trees, which may cause harm to people or property, are found please contact our office for further advice. If dead trees are found it may be necessary to cordon the area surrounding the trees off to restrict access until we can assess what action needs to be taken.



H. Human caused damage/mechanical damage

If trees are damaged due to any onsite construction work, heavy vandalism, fire, or other mechanical damage please contact our office for further advice. Particularly serious damage is root damage as this can potentially destabilise trees and/or put trees into decline as uptake of water and nutrients are affected. Extreme examples of this are shown on the pictures below.

