

Tree Risk Management Appraisal

at



**Thistle Manor, Edisford Road,
Clitheroe, Lancashire, BB7 3LA**

Prepared by:

Bowland 
Tree Consultancy Ltd

January 2021

TREE RISK MANAGEMENT APPRAISAL THISTLE MANOR, CLITHEROE

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Contact Details

Bowland Tree Consultancy Ltd
Unit Two
First Floor
11 Cannon Street
Preston
Lancashire
PR1 3NR

T: 01772 437150
E: info@bowlandtreeconsultancy.co.uk

**TREE RISK MANAGEMENT APPRAISAL
THISTLE MANOR, CLITHEROE**

Project Details

Project No.: BTC2091

Site: Thistle Manor, Edisford Road, Clitheroe, Lancs., BB7 3LA

Survey Type: Individual Tree Survey

Tree(s) Considered: Review of trees identified in 2018

Report Time Frame: 18 months from date of issue

Client: Roefield Specialist Care Ltd

Survey Date: 18 November 2020

Surveyor: Joseph Lambert BSc(Hons) FdSc MArborA

Report Prepared by: Joseph Lambert BSc(Hons) FdSc MArborA

Report Checked by: Phill Harris MSc BSc(Hons) HND MArborA CEnv MICFor

Date of Issue: 12 January 2021

Version No: 1

1. CIVIL LAW REGARDING TREE OWNERSHIP AND DUTY OF CARE

- 1.1 Under civil law the owner of the land on which a tree stands, together with any party who has control over the tree's management, has a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land in question.
- 1.2 In turn, it is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey the tree in order to identify and appraise any risk of harm to persons or damage to property that it may present and, where unacceptable risks are identified, taking suitable remedial action to negate or reduce those risks accordingly.

2. QTRA METHODOLOGY OVERVIEW AND APPLICATION IN MANAGEMENT DECISIONS

- 2.1 A survey was carried out in order to consider the general structural stability of the trees at the site and the associated risk of harm that they pose to persons and/or damage that they pose to property and, from this information, to make management recommendations to reduce any risks identified to be unacceptable to a level that is considered to be either tolerable or broadly acceptable (see Table 1, below).
- 2.2 The Quantified Tree Risk Assessment (QTRA) methodology utilised for the tree survey (see appended QTRA Practice Note for more details) quantifies the three components of tree failure risk, which are:
 - i. *Target* (something with potential to be harmed and/or damaged by the mechanical failure of tree parts);
 - ii. *Impact Potential*; and
 - iii. *Probability of Failure* (within the coming year).
- 2.3 The product of the three component values is the annualised 'Risk of Harm', which is a combined measure of the likelihood and the consequence of tree failure considered in terms of the loss within the coming year, and is expressed as a probability. In applying the 'Tolerability of Risk Framework' (ToR) the QTRA methodology divides the 'Risk of Harm' into three threshold values, being;
 1. *Unacceptable* (i.e. >1/1,000), which is unacceptable and will not ordinarily be tolerated;
 2. *Tolerable* (i.e. between 1/1,000,000 and 1/1,000, where the Risk of Harm will be tolerable if it is As Low As Reasonably Practicable (ALARP); but a Risk of Harm 1/10,000 or greater will not ordinarily be Tolerable where it is imposed on others, such as the public. In the Tolerable range management decisions are informed by consideration of the benefits and costs of risk control, including benefits provided by trees that would be lost to risk control measures; and
 3. *Broadly Acceptable* (<1/1,000,000), which is already ALARP.
- 2.4 The QTRA advisory thresholds, (see Table 1, below) are proposed as a reasonable approach to balancing safety from falling trees with the costs of risk reduction. This approach takes account of the principles of ALARP and ToR, but does not dictate how these principles should be applied. While the thresholds can be the foundation of a robust policy for tree risk management, tree managers should make decisions based on their own situation, values and resources.

Table 1: QTRA Advisory Risk Thresholds:

Threshold	Description	Action
Risk of harm of 1/1,000 or greater	Unacceptable - Risks will not ordinarily be tolerated	<ul style="list-style-type: none"> ▪ Control the risk
Risk of harm between 1/1,000 and 1/10,000	Unacceptable (where imposed on others) - Risks will not ordinarily be tolerated	<ul style="list-style-type: none"> ▪ Control the risk ▪ Review the risk
	Tolerable (by agreement) Risks may be tolerated if those exposed to the risk accept it, or the tree has exceptional value	<ul style="list-style-type: none"> ▪ Control the risk unless there is broad stakeholder agreement to tolerate it, or the tree has exceptional value ▪ Review the risk
Risk of harm between 1/10,000 and 1/1,000,000	Tolerable (where imposed on others) - Risks are tolerable if ALARP	<ul style="list-style-type: none"> ▪ Assess costs and benefits of risk control ▪ Control the risk only where a significant benefit might be achieved at reasonable cost ▪ Review the risk
Risk of harm less than 1/1,000,000	Broadly Acceptable - Risk is already ALARP	<ul style="list-style-type: none"> ▪ No action currently required ▪ Review the risk

- 2.5 As detailed in Table 1, a Risk of Harm less than 1/1,000,000 is Broadly Acceptable and already ALARP (i.e. 'as low as reasonably practicable'). A Risk of Harm 1/1,000 or greater is unacceptable and will not ordinarily be tolerated. Between these two thresholds, the Risk of Harm is in the Tolerable region of the ToR Framework and will be tolerable if it is ALARP, but a Risk of Harm 1/10,000 or greater will not ordinarily be Tolerable where it is imposed on others, such as the public. Here, management decisions are informed by consideration of the benefits and costs of risk control, including benefits provided by trees

that would be lost to risk control measures.

- 2.6 The role of the tree assessor (i.e. Bowland Tree Consultancy Ltd) is to assess the trees at the level instructed or agreed by the instructing party, and to subsequently report the findings of the survey and any options for management (note: in some circumstances more than one management option may be appropriate). In turn, from the information provided the tree owner/manager must then make the management decisions.
- 2.7 In respect of the above the assessor may consider the costs of risk control when providing options for management if specifically asked to do so, but the tree owner/manager, who owns the risk and therefore exercises control over the costs, must consider the balance and make the final management decision(s).

3. SUMMARY OF SURVEY FINDINGS AND SUBSEQUENT RECOMMENDATIONS

- 3.1 A review and update of the 2018 'Individual Tree Survey' (see 'Schedule of Operations' in accepted project quote) was carried out of the previously identified tree population at the site under consideration on 18 November 2020. The survey identified 11 individual trees and eight groups of trees. The surveyed trees consist of various broadleaf and coniferous species including Beech, Sycamore, Ash and Leyland Cypress, which are in the young to mature age range and stand at heights of up to 30 metres and have stem diameters of up to 1250 millimetres, and maximum diametrical crown spreads of up to 20 metres.
- 3.2 The site is a residential specialist care facility consisting of several single and two storey buildings, along with various areas of outdoor amenity space, access roads, footpaths and car parking provision. The majority of the surveyed trees stand in groups to the site's northern and western boundaries, although there are also several individual trees and small groups located internal to the site (see appended Tree Survey Plan).
- 3.3 The site is bordered to the north-west by the River Ribble, to the east by the buildings and associated grounds of Roefield Leisure Centre and the Ribblesdale and Edisford Sports Complex, and to the south and south-west by the evidently moderately high usage Edisford Road.
- 3.4 In turn, various trees were noted to be within falling distances of footpaths, roadways and buildings within the site and the adjacent Edisford Road. As such, a number of targets were subsequently identified, including persons using the footpaths and outdoor areas both within and adjacent to the site, vehicles and their occupants using the internal and adjacent roads, persons occupying buildings, and items of property such as buildings, parked vehicles, boundary features and outdoor furniture.
- 3.5 In turn, as highlighted with the colours red and orange in the appended Tree Survey Schedule and in Table 2 (overleaf), the risk assessment established that trees T7, T9, T10 and T11, and group G5, have calculated QTRA risk indices that fall within the unacceptable risk threshold range of 1/10,000 or over (please refer to Table 1, on the previous page, with regard to advisory tree risk thresholds). Consequently, as also detailed in Table Two, recommendations are made in order to negate the risk that they present.
- 3.6 As also detailed in Table 2 various works have ALSO been recommended to several of the surveyed trees with calculated QTRA risk indices that fall within the tolerable and broadly acceptable risk threshold ranges (as highlighted with the colours yellow and green, respectively), either for general non-risk management related reasons (as denoted with the suffix (M)) or, where applicable, to enable applicable trees to be inspected in further detail for risk assessment purposes (as denoted with the suffix (I)).

Table 2: Tree Work Recommendations:

No.	Species	Management Works Recommended*	Responsible Professional	Work Priority
T1	Common Walnut	1. Remove tree due to projected construction impacts on its roots and resultant potential effects on its overall structural stability (M) or 2. Remove ivy from main stem immediately prior to annual inspection if retained.	1. Tree Contractor 2. Tree contractor	1. High
T4	Common Beech	1. Remove tree in order to prevent future structural damage to wall (M).	1. Tree Contractor	1. Low
T5	Common Ash	1. Remove tree due to evident state of decline as a result of Ash Dieback Disease, and subsequent projected increase in failure risk on further decline (M).	1. Tree Contractor	1. Moderate
T7	Common Beech	1. Prune tree to remove deadwood ≥50mm diameter over garden and seating area due to identified increased risk of failure and subsequent unacceptable risk of harm to persons.	1. Tree Contractor	1. High
T9	Sycamore	1. Prune tree to remove deadwood ≥50mm diameter over road due to identified increased risk of failure and subsequent unacceptable risk of harm to persons.	1. Tree Contractor	1. High
T10	Common Ash	1. Remove tree due to identified increased risk of branch failure and subsequent unacceptable risk of harm to persons.	1. Tree Contractor	1. High
T11	Common Ash	1. If within ownership boundaries, then remove tree due to identified increased risk of failure and subsequent unacceptable risk of damage to property	1. Tree Contractor	1. High
G2	2no. Sycamore 1no. Holly	1. Sever ivy around stem circumferences of applicable trees in group from ground level to a height of approximately 2m, and remove ivy section between to allow future detailed inspections (I). 2. Remove Holly due to poor physiological condition (M).	1. Tree Contractor	1. Low
G3	3no. Sycamore, 3no. Ash, 2no. Wych Elm, 1no. Yew	1. Sever ivy around stem circumferences of applicable trees in group from ground level to a height of approximately 2m, and remove ivy section between to allow future detailed inspections (I). 2. Remove semi-mature Ash stems within group due to decline as a result of Ash Dieback Disease, and subsequent projected increase in failure risk on further decline (M).	1. Tree Contractor	1. Moderate

Table continued overleaf

Table 2: Tree Work Recommendations: (Continued):

No.	Species	Management Works Recommended*	Responsible Professional	Work Priority
G4	Ash, Common Beech, Copper Beech, Sycamore	1. Sever ivy around stem circumferences of applicable trees in group within falling distance of building from ground level to a height of approximately 2m, and remove ivy section between in order to allow future detailed inspections (1).	1. Tree Contractor	1. High
G5	2no. Sycamore, 1no. Common Ash	1. Remove Ash tree in group due to identified increased risk of failure and subsequent unacceptable risk of harm to persons. 2. Sever ivy around stem circumferences of Sycamores in group from ground level to a height of approximately 2m, and remove ivy section between in order to allow future detailed inspections (1).	1. Tree Contractor	1. High
G6	Sycamore, Ash, Wych Elm, Cherry, Norway Maple 'Crimson King'	1. Sever ivy around stem circumferences of Cherries adjacent to road from ground level to a height of approximately 2m, and remove ivy section between in order to allow future detailed inspections (1). 2. Remove two attenuated Ash stems over access road due to poor form and high likelihood of them succumbing to Ash Dieback Disease over short term.	1. Tree Contractor	1. Moderate

*Note: it shall be the client's responsibility to arrange contact with the applicable local council's planning department in order to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, prior to scheduling or carrying out any tree works and, in turn, to inform the tree contractor of any such measures in order that suitable provisions can be made for securing any necessary permissions required

3.7 Table 3, below, details the trees that are recommended for more detailed inspections for risk management related reasons following any works recommended in Table 2, along with their accompanying re-inspection schedule.

Table 3: Tree Re-Inspection Recommendations:

No.	Species	Re-Inspection Recommendations*	When?
T1	Common Walnut	▪ Monitor its structural and physiological condition through annual inspections.	Late Summer 2021
G4	Ash, Common Beech, Copper Beech, Sycamore	▪ Review physiological condition of Ash canopies to assess extents of colonisation by Ash Dieback Disease and make subsequent recommendations.	Summer 2021

*Note: Unless otherwise specified, all inspections detailed in Table 3 are to be carried out by the project tree consultant

3.8 In consideration of the moderately high usage of various areas, both adjacent to and within the site, and the associated identified targets such as persons and vehicles using internal footpaths and access roads, persons and vehicles and their occupants using the adjacent road, and both buildings and parked cars on and adjacent to the site, it is subsequently recommended that all of the retained trees that are not listed at Table 3 be re-inspected on a cyclical programme of roughly every 18 months, so that they can be alternately viewed whilst in and out of leaf in order to monitor both their structural and physiological condition and, consequently, for the site occupiers to meet their duty of care. In this respect it is therefore recommended that the trees be re-inspected during Summer 2022.

No.	Species	Age	Height (m)	Stem Diam. (mm)	Crown Spread (m)	Vitality	Comments	Management Recommendations	Risk Assessment Description (Part/Target)	Target	Size	P.O.F	Reduced Mass %	Risk Index	Work Priority
T1	Common Walnut	M	20	880	14	M/P	<p>Comments from 2018 inspection (in italics):</p> <ul style="list-style-type: none"> Minor stem lean to south-east towards sports centre. Pavement constructed within past 2-3 years, at 3m from north of stem and 2.5m from west, projected to have necessitated ground excavations inside tension sides of tree's RPA, which, in turn, are projected to have compromised its structural integrity. Two lengths of rapid adaptive growth, of approximately 2m and 4m in length, up lower to mid stem, which are indicative of tree reacting to structural stresses. Crown lifted significantly, with resultant pruning wounds and a relatively small crown to height ratio. Pruning works have resulted in removal of large number of lower branches, and will have, in turn, negatively affected its mass damping capabilities. Has sustained 250mm diameter secondary branch failure in upper branch system with resultant cavity. Crown showing signs of a moderate reduction in vitality with evidently short annual shoot extension. Although tree's calculated risk is tolerable for the coming 12 months, it is projected that the impacts on its roots will have reduced its safe life expectancy. Crown reduction management to reduce tree's canopy sail area not feasible due to previous crown lifting management undertaken, which would leave the tree with a drastically diminished photosynthetic area and substantial number of cavities, which is subsequently projected to further compromise its physiological and structural integrity. 	<p>Options:</p> <ol style="list-style-type: none"> Tree contractor to remove tree due to projected construction impacts on its roots and resultant potential effects on its overall structural stability (M) or Tree Consultant to monitor retained tree's structural and physiological condition through annual inspections (NB: next inspection should be carried out during late Summer 2021 when tree is in full leaf) (M). NBB: <p>Tree contractor to remove ivy from main stem immediately prior to next inspection (I).</p>	P = Whole tree at roots. T = Neighbouring leisure centre building and its occupants.	2	P	4	N/A	30K	H

HEADINGS & ABBREVIATIONS

NO. TREE/GROUP REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE

COMMON NAME Y = YOUNG, SM = SEMI-MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE

AGE APPROXIMATELY 80% OF TREES ARE MEASURED USING AN ELECTRONIC CLIMOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES

HEIGHT: STEM DIAMETER MEASURED OR ESTIMATED AT A HEIGHT OF APPROXIMATELY 1.3 METRES

DIAMETER: MEASURED OR ESTIMATED DIAMETER OF CROWNS(S) AT THE WIDEST POINT

VITALITY: A MEASURE OF PHYSIOLOGICAL CONDITION WHEREBY D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD

MANAGEMENT: FURTHER FOR RISK ASSESSMENT PURPOSES

TARGET RANGE: HIGHEST VALUE TARGET THAT THE MOST SIGNIFICANT PART LIKELY TO FAIL COULD STRIKE. RANGES 1-6, 1 = HIGH, 6 = LOW VALUE/OCCUPANCY

RISK ASSESSMENT DESCRIPTION: DESCRIPTION OF PART IDENTIFIED AS MOST LIKELY TO FAIL AND ASSOCIATED TARGET, ASSESSED IN ACCORDANCE WITH QTRA SYSTEM

SIZE RANGE: SIZE CATEGORY OF MOST SIGNIFICANT PART CONSIDERED LIKELY TO FAIL - RANGES 1-4 WHEREBY 1 = LARGE, 4 = SMALL, P = PROPERTY

P.O.F: PROBABILITY OF FAILURE WITHIN 12 MONTHS. RANGES 1-7, 1 = HIGH, 7 = LOW

REDUCED MASS %: WHERE THE MASS OF A TREE OR BRANCH IS REDUCED BY DEGRADATION THE RISK INDEX IS MULTIPLIED TO REFLECT THE PERCENTAGE OF MASS REDUCTION

RISK INDEX: E.G. RISK INDEX 20 = RISK OF SIGNIFICANT HARM 1 IN 20,000. AN ADDITIONAL FIGURE, IN BRACKETS, MAY BE SUFFIXED 'I' REPRESENTING THE RATE OF MULTIPLE OCCUPANCY OVER THE YEAR. E.G. 10(107) REPRESENTS A RISK OF HARM 1 IN 10,000 TO 10 OCCUPANTS OR AN EQUIVALENT MONETARY VALUE. SEE QTRA PRACTICE NOTE FOR MORE INFORMATION REGARDING COLOURS USED TO SIGNIFY RISK INDEX

WORK PRIORITY: H (HIGH) = TREE WORKS TO BE GIVEN IMMEDIATE CONSIDERATION, M (MODERATE) = TREE WORKS TO BE CARRIED OUT WITHIN 12 MONTHS OF SURVEY (TIMING MAY BE SPECIFIED IN MANAGEMENT RECOMMENDATIONS), L (LOW) = TREE WORKS THAT ARE NOT CONSIDERED ESSENTIAL FOR RISK MANAGEMENT PURPOSES, BUT ARE RECOMMENDED IN ACCORDANCE WITH PRUDENT ARBORICULTURAL MANAGEMENT (TO BE REVIEWED IN 12 MONTHS, OR SPECIFIED TIME, IF APPLICABLE), N/A = NOT APPLICABLE



Site: Thisle Manor, Edisford Road, Clitheroe, Lancashire, BB7 3LA
Client: Roefield Specialist Care Ltd
Brief: Carry out a review of trees identified in previous 2018 'Individual Tree Survey', update report on projected risk posed to persons and property, and make management recommendations where appropriate

Surveyor: Joseph Lambert BSc(Hons) FdSc MArborA
Survey Date: 18 November 2020
Viewing Conditions: Overcast, poor light and prolonged heavy rain
Job Reference: BTC2091

No.	Species	Age	Height (m)	Stem Diam. (mm)	Crown Spread (m)	Vitality	Comments	Management Recommendations	Risk Assessment Description (Part/Target)	Target	Size	P.O.F	Reduced Mass %	Risk Index	Work Priority
T2	Common Horse Chestnut	M	17	1000	11	M	<ul style="list-style-type: none"> Moderate ivy beginning to encroach up lower stem, which partially impeded inspection. No significant changes noted since previous survey, however, no improvement in canopy vitality either. Comments from 2018 inspection (in italics): <ul style="list-style-type: none"> Kerb 2.5m from south of stem base. Minor stem lean to east. Stem bifurcates at a height of approximately 5m. Evidently previously very heavily topped at a height of approximately 15m with evidence of resultant large cavities to both primary branches at this point. Subsequent dense canopy of epicormic shoots from point of previous topping. 	<ul style="list-style-type: none"> Tree consultant to monitor structural and physiological condition of tree through future cyclical inspections. 	<ul style="list-style-type: none"> P = Branches up to approximately 200mm diameter at topping points. T = Persons using access road and footpath to east. 	3	3	3	N/A	500K	L
T3	Silver Birch	EM	14	420	8	M	<ul style="list-style-type: none"> Slight stem lean north. Canopy showing signs of a moderate reduction in vitality 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> P = Stem at ground level. T = Persons using adjacent garden area. 	4	2	4	N/A	<1M	N/A
T4	Common Beech	SM	9	220	5	M	<ul style="list-style-type: none"> Comments from 2018 inspection (in italics): <ul style="list-style-type: none"> Stem base in contact with low stone retaining wall, which is showing early signs of progressive structural displacement which, in consideration of tree's future growth potential, is projected to worsen significantly over time. Upper stem has evidently failed at a height of approximately 7m, with north lateral primary branch exhibiting a significant ascending curvature to take apical dominance. No significant changes noted since previous survey. 	<ul style="list-style-type: none"> Options: <ol style="list-style-type: none"> Tree contractor to remove tree in order to prevent future structural damage to wall (M); or Tree consultant to monitor its physiological and structural condition, and displacement of the wall, through future cyclical inspections (M). 	<ul style="list-style-type: none"> P = Stem at ground level adjacent to wall. T = Persons using garden area. 	4	3	5	N/A	<1M	L
T5	Common Ash	EM	12	350	9	P/MD	<ul style="list-style-type: none"> Canopy showing a severe reduction in vitality and significant branch dieback throughout extending into secondary branches due to colonisation by Ash Dieback Disease. 	<ul style="list-style-type: none"> Tree contractor to remove tree due to decline as a result of Ash Dieback Disease, and subsequent projected increase in failure risk on further decline (M). 	<ul style="list-style-type: none"> P = Dead and moribund branches up to approximately 120mm diameter. T = Persons using adjacent footpath to south. 	3	3	2	N/A	50K	M

No.	Species	Age	Height (m)	Stem Diam. (mm)	Crown Spread (m)	Vitality	Comments	Management Recommendations	Risk Assessment Description (Part/Target)	Target	Size	P.O.F	Reduced Mass %	Risk Index	Work Priority
T6	Silver Birch	SM	12	200	3	G	<ul style="list-style-type: none"> Minor stem lean to east. 	<ul style="list-style-type: none"> Tree contractor to prune tree to remove deadwood >50mm diameter over garden and seating area due to identified increased risk of failure and subsequent unacceptable risk of harm to persons. Client to restrict usage of garden area directly below tree's canopy during inclement weather when failure is most likely to occur. 	P = Stem at ground level. T = Person using adjacent garden area.	4	3	6	N/A	<1M	N/A
T7	Common Beech	M	30	1250	14	M	<ul style="list-style-type: none"> Comments from 2018 inspection (in italics): Moderate stem lean to north-east. Stem bifurcates into 450mm diameter+ primary branches at a height of approximately 17m with what is evidently a tight fork. Crown showing signs of a moderate reduction in vitality with widespread twig dieback. Several dead branches to north-east side over allotment area and new covered seating area up to approximately 150mm diameter and up to 5m length. 	<ul style="list-style-type: none"> Tree contractor to prune tree to remove deadwood >50mm diameter over garden and seating area due to identified increased risk of failure and subsequent unacceptable risk of harm to persons. Client to restrict usage of garden area directly below tree's canopy during inclement weather when failure is most likely to occur. Tree consultant to monitor structural condition of two fused secondary branches through future cyclical inspections. 	P = Deadwood up to approximately 150mm diameter. T = Persons using garden and outdoor seating area below.	2	3	2	50%	10K	H
T8	Common Beech	M	18	890	16	M	<ul style="list-style-type: none"> Comments from 2018 inspection (in italics): Two secondary branches with severe curvature that extend over road are fused together. Canopy showing signs of a moderate reduction in vitality. No significant changes noted since previous survey. 	<ul style="list-style-type: none"> Tree contractor to prune tree to remove deadwood >50mm diameter over road due to identified increased risk of failure and subsequent unacceptable risk of harm to persons. 	P = Secondary branches up to approximately 400mm diameter with severe curvature arising to south. T = Vehicles and occupants on Edisford Road.	2	2	5	N/A	1M	L
T9	Sycamore	M	23	700	13	M	<ul style="list-style-type: none"> Canopy moderately highly biased to south over road due to previously removed Sycamore to north. Ivy evidently removed from stem. One piece of deadwood of approximately 120mm diameter and 1.5m length in canopy at a height of approximately 15m over road and 	<ul style="list-style-type: none"> Tree contractor to prune tree to remove deadwood >50mm diameter over road due to identified increased risk of failure and subsequent unacceptable risk of harm to persons. 	P = Deadwood up to approximately 150mm diameter overhanging road. T = Vehicles and occupants using Edisford Road.	2	3	2	50%	10K	H

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T10	Common Ash	M	27	1000	16	MD	<ul style="list-style-type: none"> Basal inspection impeded by debris from adjacent removed Sycamore and access restricted by steep river banking and dense Snowberry ground cover. Stem trifurcates at a height of approximately 7m. Canopy moderately biased to south-east. Canopy showing a severe reduction in vitality and severe dieback extending into secondary branches due to colonisation by Ash Dieback Disease. Several cavities up to approximately 300mm diameter in upper canopy from branch failures. 	<ul style="list-style-type: none"> Tree contractor to remove tree due to identified increased risk of branch failure and subsequent unacceptable risk of harm to persons. 	<ul style="list-style-type: none"> P = Dead and moribund branches up to approximately 300mm diameter. T = Vehicles and occupants using Edisford Road. 	2	2	2	N/A	1K	H
T11	Common Ash	EM	16	1x350 1x300 (ts)	12	MD	<ul style="list-style-type: none"> Located in area beyond border fencing with ill-defined boundary, with ownership subsequently unclear. Canopy partially overhanging car parking area. Canopy largely moribund. 	<ul style="list-style-type: none"> Client to establish ownership of tree. If within ownership boundaries then tree contractor to remove tree due to identified increased risk of failure and subsequent unacceptable risk of damage to property. If outside ownership boundaries then client to inform relevant tree owner(s) of findings and recommendations of report. 	<ul style="list-style-type: none"> P = Dead and moribund branches up to approximately 150mm diameter. T = Parked vehicles below and adjacent to canopy. 	3	P	2	N/A	3K	H
G1	2no. Common Holly	EM	≤ 9	≤ 230	≤ 7	M	<ul style="list-style-type: none"> Closely spaced group. Tree to east has decay up stem to a height of approximately 2m. Canopies showing moderate reductions in vitality. 	<ul style="list-style-type: none"> Tree consultant to monitor structural and physiological condition of trees through future cyclical inspections. 	<ul style="list-style-type: none"> P = Whole tree to east at ground level. T = Persons using adjacent footpath. 	3	3	4	N/A	<1M	L
G2	2no. Sycamore, 1no. Common Holly	EM	≤ 13	≤ 1x350 1x260 (ts)#	≤ 8	MD-M	<ul style="list-style-type: none"> Referenced as individual trees T2-T4 in 2018 survey. Dense Snowberry ground cover impeded inspection. Holly canopy is largely moribund. Sycamore canopies showing significant reductions in vitality. Sycamores have dense ivy from ground level extending into secondary branches, which impeded inspection. Twin stemmed Sycamore in contact with stone boundary wall and noted in previous survey as causing moderate progressive displacement. 	<ul style="list-style-type: none"> Tree contractor to sever ivy around stem circumferences of applicable trees in group from ground level to a height of approximately 2m, and remove ivy section between to allow future detailed inspections (!). Tree contractor to remove Holly due to poor physiological condition (M). 	<ul style="list-style-type: none"> P = Deadwood up to approximately 75mm diameter. T = Persons using adjacent footpath. 	3	4	2	50%	1M	L

No.	Species	Age	Height (m)	Stem Diam. (mm)	Crown Spread (m)	Vitality	Comments	Management Recommendations	Risk Assessment Description (Part/Target)	Target	Size	P.O.F	Reduced Mass %	Risk Index	Work Priority
G3	3no. Sycamore, 3no. Ash, 2no. Wych Elm, 1no. Yew	EM	≤ 17	≤ 550	≤ 12	P-G	<ul style="list-style-type: none"> Closely spaced linear group in area along top of retaining wall of approximately 1.5m in height down to Edisford Road. Sycamore to east has a significant stem lean east from ground level. Dense ivy to two Sycamore stems, which impeded inspection. Semi-mature Ash in group showing moderately severe reductions in vitality due to colonisation by Ash Dieback Disease. Moderate amount of deadwood up to approximately 100mm diameter throughout group. 	<ul style="list-style-type: none"> Tree contractor to sever ivy around stem circumferences of applicable trees in group from ground level to a height of approximately 2m, and remove ivy section between to allow future detailed inspections (I). Tree contractor to remove semi-mature Ash stems within group due to decline as a result of Ash Dieback Disease, and subsequent projected increase in failure risk on further decline (M). 	P = Dead and moribund semi-mature Ash stems up to approximately 150mm diameter. T = Vehicles and occupants using Edisford Road.	2	3	3	N/A	50K	M
G4	Ash, Common Beech, Copper Beech, Sycamore	M	≤ 30	≤ 1200	≤ 20	P-G	<ul style="list-style-type: none"> Loosely spaced wooded group. Evidently under low usage. Only partly accessed as group extends down steep river bank. Stem of Sycamore to centre bifurcates at a height of approximately 7m, with west leader having evidently decayed stem below failure point. Stem arising to east towards building has no visible decay but dense ivy impeded inspection. Beech to centre-north has dysfunctional bark strip of approximately 200mm width and 300mm height at base to east, although buttresses sounded with nylon mallet and gave no significant indications of significant hollowing at time of survey. Sycamore to north-west has a moderate stem lean over river and extensive basal stem decay with opening of approximately 600mm diameter to south-east, although it is projected to fall onto evidently very low usage area of river bank. Four semi-mature Ash to east of group adjacent to garden areas and building with dense ivy to stems are showing moderate reductions in vitality. 	<ul style="list-style-type: none"> Tree consultant to review physiological condition of Ash canopies in Summer 2021 to assess extents of colonisation by Ash Dieback Disease and make subsequent recommendations. Tree contractor to sever ivy around stem circumferences of applicable trees in group within falling distance of building from ground level to a height of approximately 2m, and remove ivy section between in order to allow future detailed inspections (I). 	P = Deadwood up to approximately 250mm diameter. T = Persons using area below group.	4	1	2	50%	80K	H

Site: Thistle Manor, Edisford Road, Clitheroe, Lancashire, BB7 3LA

Client: Roefield Specialist Care Ltd

Brief: Carry out a review of trees identified in previous 2018 'Individual Tree Survey', update report on projected risk posed to persons and property, and make management recommendations where appropriate

Surveyor: Joseph Lambert, BSc(Hons) FdSc MAI Arbor

Survey Date: 18 November 2020

Viewing Conditions: Overcast, poor light and prolonged heavy rain

Job Reference: BTC2091

No.	Species	Age	Height (m)	Stem Diam. (mm)	Crown Spread (m)	Vitality	Comments	Management Recommendations	Risk Assessment Description (Parent/Target)	Target	Size	P.O.F	Reduced Mass %	Risk Index	Work Priority
G5	2no. Sycamore, 1no. Common Ash	M	≤ 25	≤ 860	≤ 15	P-M	<ul style="list-style-type: none"> Comments from 2018 inspection (in italics): Moderately closely spaced linear group. Understood to have previously had smoking shelter located between Sycamores, but this has been moved following 2014 survey recommendations - new location now south of Ash tree's canopy. Smoking shelter anticipated to be used throughout year in all weather, including during heavy winds. Ash, to west, has light ivy up stem and is within falling distance of adjacent building. Central Sycamore has frequent instances of partially occluded cavities to approximately 180mm diameter, to a height of 8m, from past pruning management. Sycamore to east has a large number of bacterial cankers up its stem and primary branches. Light to moderate ivy on stems, which impeded inspection. Broken and hanging branch in south-eastern side of Sycamore canopy over internal access road. Ash to west overhanging smoking shelter showing a severe reduction in vitality with significant branch and twig dieback due to colonisation by Ash Dieback Disease. 	<ul style="list-style-type: none"> Tree contractor to remove Ash tree in group due to identified increased risk of failure and subsequent unacceptable risk of harm to persons. Tree contractor to sever ivy around stem circumferences of Sycamores in group from ground level to a height of approximately 2m, and remove ivy section between in order to allow future detailed inspections (I). 	P = Dead and moribund branches up to approximately 120mm diameter. T = Person using smoking shelter below Common Ash.	2	3	2	N/A	5K	H
G6	Sycamore, Ash, Wych Elm, Cherry, Norway Maple 'Crimson King'	Y-M	≤ 20	≤ 800#	≤ 14	M-G	<ul style="list-style-type: none"> Closely spaced group located on steep river bank, behind site fence line. Not inspected in detail due to steepness of banking and related access difficulties. Large number of young trees form understory. Two semi-mature Ash stems of approximately 120mm diameter have severe stem leans to south over access road and bin store. Ash in group showing moderate reductions in vitality due to colonisation by Ash Dieback Disease. Cherry to centre has very dense ivy to stems. 	<ul style="list-style-type: none"> Tree contractor to sever ivy around stem circumferences of Cherries adjacent to road from ground level to a height of approximately 2m, and remove ivy section between in order to allow future detailed inspections (I). Tree contractor to remove two attenuated Ash stems over access road due to poor form and high likelihood of them succumbing to Ash Dieback Disease over short term. 	P = Ash stems of approximately 120mm diameter. T = Vehicles using access road adjacent to group.	3	3	4	N/A	<1M	M

No.	Species	Age	Height (m)	Stem Diam. (mm)	Crown Spread (m)	Vitality	Comments	Management Recommendations	Risk Assessment Description (Part/Target)	Target	Size	P.O.F	Reduced Mass %	Risk Index	Work Priority
G7	Leyland Cypress	EM	≤ 13	≤ 450	≤ 8	P-G	<ul style="list-style-type: none"> Comments from 2018 inspection (in italics): Very closely spaced linear group. Dense ivy cover, thereby inhibiting clear inspection. All previously topped to form hedge. Not inspected in detail. Ownership boundary is ill defined in this area. Wider group also contains several early-mature Ash and Sycamore, which are likely to be located on neighbouring land. Two metre high wooden fence now positioned to front of group, thereby further restricting access for inspection. Ash trees showing significant reductions in vitality and twig dieback due to colonisation by Ash Dieback Disease. 	<ul style="list-style-type: none"> Client to establish exact ownership extents of group, including early-mature Sycamore and Ash. If within ownership boundaries then client to arrange access for tree consultant to carry out visual inspection of trees within areas of group within site that have not been accessed to date. 	P = Stems and branches up to approximately 200mm diameter breaking out from group. T = Neighbouring leisure centre building to south.	3	P	3	N/A	30K	H
G8	2no. Leyland Cypress	EM	≤ 17	≤ 400	≤ 8	G	<ul style="list-style-type: none"> Very closely spaced pair located on boundary, with ownership subsequently unclear. Dysfunctional bark strips on stem of tree to north adjacent to where new fence has been installed, which are likely to be resultant of damage from associated works and path installation. Canopies close to adjacent building to east and evidently pruned to attain clearance. Moderate ivy on stem arising to south. 	<ul style="list-style-type: none"> Client to establish ownership of group. If within ownership boundaries then client to consider removal of group due to proximity to neighbouring building, projected increases in size over medium to long term, and likely previous damage to stem and roots from works to install path and fence. 	P = Branches up to approximately 120mm diameter. T = Parked cars below and adjacent to group.	4	P	3	N/A	300K	L



Site: Thistle Manor, Edilsford Road,
 Cilltheroe, Lancashire, BB7 3LA
Job No.: BTC2091
Scale: Not to Scale
Paper Size (for printing): A3
Date: December 2020

T = Individual Tree, G = Group of Trees
(Red) = Tree/Group with Risk of Harm of 1/1,000 or greater
(Orange) = Tree/Group with Risk of Harm between 1/1,000 and 1/10,000
(Yellow) = Tree/Group with Risk of Harm between 1/10,000 and 1/1,000,000
(Green) = Tree/Group with Risk of Harm less than 1/1,000,000

* See QTSA Methodology Overview and Application in Management Schedule Section of Report for details regarding Risk of Harm

TREE SURVEY PLAN

(Overview)

Bowland
 Tree Consultancy Ltd
 or info@bowlandtreeconsultancy.co.uk
 or 01772 437190



Sites: Thistle Manor, Edlsford Road,
 Clitheroe, Lancashire, BB7 3LA
Job No.: BTC2091
Scale: Not to Scale
Paper Size (for printing): A3
Date: December 2020

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(Green) = Tree/Group with Risk of Harm less than 1/1,000,000

• See GTRM Methodology Overview and Application in Management Decision Section of Report for details regarding Risk of Harm



Site: Thistle Manor, Edisford Road,
 Cilktheroe, Lancashire, BB7 3LA
Job No.: BTC2091
Scale: Not to Scale
Paper Size (for printing): A3
Date: December 2020

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(Green) = Tree/Group with Risk of Harm less than 1/1,000,000

* See QRMA Methodology Overview and Application in Management Decision Section of Report for details regarding Risk of Harm



T = Individual Tree, G = Group of Trees

(Red) = Tree/Group with Risk of Harm of 1/1,000 or greater

(Orange) = Tree/Group with Risk of Harm between 1/1,000 and 1/10,000

(Yellow) = Tree/Group with Risk of Harm between 1/10,000 and 1/1,000,000

(Green) = Tree/Group with Risk of Harm less than 1/1,000,000

Site: Thistle Manor, Edisford Road,
Cilthorpe, Lancashire, BB7 3LA

Job No.: BTC2091

Scale: Not to Scale

Paper Size (for printing): A3

Date: December 2020

TREE SURVEY PLAN

(Plan 3 of 3)

Bowland
Tree Consultancy Ltd

or info@bowlandtreeconsultancy.co.uk

or 01772 437160

* See CTRB methodology Overview and Application in Management Business Section of Report for details regarding Risk of Harm

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are viewed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Where the QTRA Risk Index is calculated as Tolerable or Broadly Acceptable, but the tree(s) have not been adequately inspected (e.g. due to the presence of ivy and/or ground vegetation which impeded the inspection), then it is essential to follow the recommendations made in the Management Recommendations column and to have the applicable tree(s) re-inspected as recommended.

Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only. The level of detail of the survey is as per the brief detailed on the Tree Survey Schedule and as per the specifics set out in the associated fee estimate for the project.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

The potential influence of trees upon existing or proposed buildings or other structures, resulting from the effects of their roots abstracting water from shrinkable load-bearing soils, is not considered herein.

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Statutory Tree Protection: It is the client's responsibility to check for the presence of any statutory tree protection measures, such as the site's location within a Conservation Area and/or the presence of any Tree Preservation Orders, directly with the applicable Council's planning department prior to scheduling or carrying out any tree works. In turn, it is also the client's responsibility to check for the need for a felling licence with the Forestry Commission prior to scheduling or carrying out any tree works. Bowland Tree Consultancy Ltd cannot be held responsible for any decisions made by the client to prune or remove trees where any such statutory protection exists.



QTRA Quantified Tree Risk Assessment
Simply Balancing Risks With Benefits



Quantified Tree Risk Assessment
PRACTICE NOTE

VERSION 5

Quantified Tree Risk Assessment Practice Note

"When you can measure what you are speaking about, and express it in numbers, you know something about it; but when you cannot measure it, when you cannot express it in numbers, your knowledge is of a meagre and unsatisfactory kind"

William Thomson, Lord Kelvin, Popular Lectures and Addresses [1891-1894]

1. INTRODUCTION

Every day we encounter risks in all of our activities, and the way we manage those risks is to make choices. We weigh up the costs and benefits of the risk to determine whether it is acceptable, unacceptable, or tolerable. For example, if you want to travel by car you must accept that even with all the extensive risk control measures, such as seat-belts, speed limits, airbags, and crash barriers, there is still a significant risk of death. This is an everyday risk that is taken for granted and tolerated by millions of people in return for the benefits of convenient travel. Managing trees should take a similarly balanced approach.

A risk from falling trees exists only if there is both potential for tree failure and potential for harm to result. The job of the risk assessor is to consider the likelihood and consequences of tree failure. The outcome of this assessment can then inform consideration of the risk by the tree manager, who may also be the owner.

Using a comprehensive range of values¹, Quantified Tree Risk Assessment (QTRA) enables the tree assessor to identify and analyse the risk from tree failure in three key stages. 1) to consider land-use in terms of vulnerability to impact and likelihood of occupation, 2) to consider the consequences of an impact, taking account of the size of the tree or branch concerned, and 3) to estimate the probability that the tree or branch will fail onto the land-use in question. Estimating the values of these components, the assessor can use the QTRA manual calculator or software application to calculate an annual Risk of Harm from a particular tree. To inform management decisions, the risks from different hazards can then be both ranked and compared, and considered against broadly acceptable and tolerable levels of risk.

A Proportionate Approach to Risks from Trees

The risks from falling trees are usually very low and high risks will usually be encountered only in areas

with either high levels of human occupation or with valuable property. Where levels of human occupation and value of property are sufficiently low, the assessment of trees for structural weakness will not usually be necessary. Even when land-use indicates that the assessment of trees is appropriate, it is seldom proportionate to assess and evaluate the risk for each individual tree in a population. Often, all that is required is a brief consideration of the trees to identify gross signs of structural weakness or declining health. Doing all that is reasonably practicable does not mean that all trees have to be individually examined on a regular basis (HSE 2013).

The QTRA method enables a range of approaches from the broad assessment of large collections of trees to, where necessary, the detailed assessment of an individual tree.

Risk of Harm

The QTRA output is termed the Risk of Harm and is a combined measure of the likelihood and consequences of tree failure, considered against the baseline of a lost human life within the coming year.

ALARP (As Low As Reasonably Practicable)

Determining that risks have been reduced to As Low As Reasonably Practicable (HSE 2001) involves an evaluation of both the risk and the sacrifice or cost involved in reducing that risk. If it can be demonstrated that there is gross disproportion between them, the risk being insignificant in relation to the sacrifice or cost, then to reduce the risk further is not 'reasonably practicable'.

Costs and Benefits of Risk Control

Trees confer many benefits to people and the wider environment. When managing any risk, it is essential to maintain a balance between the costs and benefits of risk reduction, which should be considered in the determination of ALARP. It is not only the financial cost of controlling the risk that should be considered, but also the loss of tree-related benefits, and the risk to workers and the public from the risk control measure itself.

¹ See Tables 1, 2 & 3.

When considering risks from falling trees, the cost of risk control will usually be too high when it is clearly 'disproportionate' to the reduction in risk. In the context of QTRA, the issue of 'gross disproportion'², where decisions are heavily biased in favour of safety, is only likely to be considered where there are risks of 1/10 000 or greater.

Acceptable and Tolerable Risks

The Tolerability of Risk framework (ToR) (HSE 2001) is a widely accepted approach to reaching decisions on whether risks are broadly acceptable, unacceptable, or tolerable. Graphically represented in Figure 1, ToR can be summarised as having a Broadly Acceptable Region where the upper limit is an annual risk of death 1/1 000 000, an Unacceptable Region for which the lower limit is 1/1 000, and between these a Tolerable Region within which the tolerability of a risk will be dependent upon the costs and benefits of risk reduction. In the Tolerable Region, we must ask whether the benefits of risk control are sufficient to justify their cost.

In respect of trees, some risks cross the Broadly Acceptable 1/1 000 000 boundary, but remain tolerable. This is because any further reduction would involve a disproportionate cost in terms of the lost environmental, visual, and other benefits, in addition to the financial cost of controlling the risk.

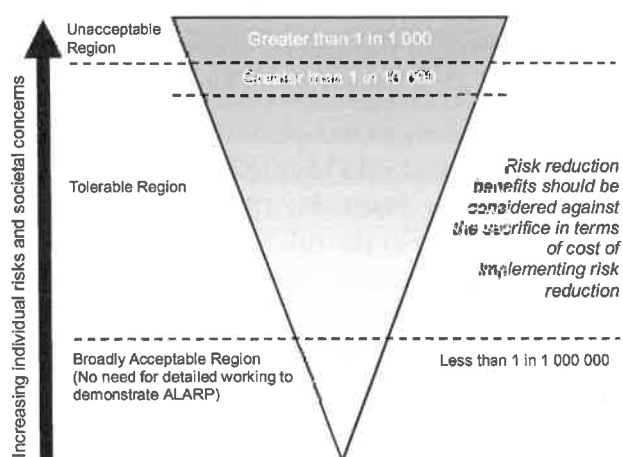


Figure 1. Adapted from the Tolerability of Risk framework (HSE 2001).

Value of Statistical Life

The Value of Statistical Life (VOSL), is a widely applied risk management device, which uses the value of a hypothetical life to guide the proportionate allocation of resources to risk reduction. In the UK,

this value is currently in the region of £2 000 000, and this is the value adopted in the QTRA method.

In QTRA, placing a statistical value on a human life has two particular uses. Firstly, QTRA uses VOSL to enable damage to property to be compared with the loss of life, allowing the comparison of risks to people and property. Secondly, the proportionate allocation of financial resources to risk reduction can be informed by VOSL. "A value of statistical life of £1 000 000 is just another way of saying that a reduction in risk of death of 1/100 000 per year has a value of £10 per year" (HSE 1996).

Internationally, there is variation in VOSL, but to provide consistency in QTRA outputs, it is suggested that VOSL of £2 000 000 should be applied internationally. This is ultimately a decision for the tree manager.

2. OWNERSHIP OF RISK

Where many people are exposed to a risk, it is shared between them. Where only one person is exposed, that individual is the recipient of all of the risk and if they have control over it, they are also the owner of the risk. An individual may choose to accept or reject any particular risk to themselves, when that risk is under their control. When risks that are imposed upon others become elevated, societal concern will usually require risk controls, which ultimately are imposed by the courts or government regulators.

Although QTRA outputs might occasionally relate to an individual recipient, this is seldom the case. More often, calculation of the Risk of Harm is based on a cumulative occupation – i.e. the number of people per hour or vehicles per day, without attempting to identify the individuals who share the risk.

Where the risk of harm relates to a specific individual or a known group of people, the risk manager might consider the views of those who are exposed to the risk when making management decisions. Where a risk is imposed on the wider community, the principles set out in the ToR framework can be used as a reasonable approach to determine whether the risk is ALARP.

3. THE QTRA METHOD - VERSION 5

The input values for the three components of the QTRA calculation are set out in broad ranges³ of Target, Size, and Probability of Failure. The assessor

² Discussed further on page 5.

³ See Tables 1, 2 & 3.

estimates values for these three components and inputs them on either the manual calculator or software application to calculate the Risk of Harm.

Assessing Land-use (Targets)

The nature of the land-use beneath or adjacent to a tree will usually inform the level and extent of risk assessment to be carried out. In the assessment of Targets, six ranges of value are available. Table 2 sets out these ranges for vehicular frequency, human occupation and the monetary value of damage to property.

Human Occupation

The probability of pedestrian occupation at a particular location is calculated on the basis that an average pedestrian will spend five seconds walking beneath an average tree. For example, ten pedestrians per day, each occupying the Target for five seconds, is a daily occupation of fifty seconds. The total seconds in a day are divided to give a probability of Target occupation ($50/86\,400 = 1/1\,728$). Where a longer occupation is likely, as with a habitable building, outdoor café, or park bench, the period of occupation can be measured, or estimated as a proportion of a given unit of time, e.g. six hours per day (1/4). The Target is recorded as a range (Table 2).

Weather Affected Targets

Often the nature of a structural weakness in a tree is such that the probability of failure is greatest during windy weather, while the probability of the site being occupied by people during such weather is often low. This applies particularly to outdoor recreational areas. When estimating human Targets, the risk assessor must answer the question 'in the weather conditions that I expect the likelihood of failure of the tree to be initiated, what is my estimate of human occupation?' Taking this approach, rather than using the average occupation, ensures that the assessor considers the relationship between weather, people, and trees, along with the nature of the average person with their ability to recognise and avoid unnecessary risks.

Vehicles on the Highway

In the case of vehicles, likelihood of occupation may relate to either the falling tree or branch striking the vehicle or the vehicle striking the fallen tree. Both types of impact are influenced by vehicle speed; the faster the vehicle travels the less likely it is to be struck by the falling tree, but the more likely it is to strike a fallen tree. The probability of a vehicle

occupying any particular point in the road is the ratio of the time it is occupied - including a safe stopping distance - to the total time. The average vehicle on a UK road is occupied by 1.6 people (DfT 2010). To account for the substantial protection that the average vehicle provides against most tree impacts and in particular, frontal collisions, QTRA values the substantially protected 1.6 occupants in addition to the value of the vehicle as equivalent to one exposed human life.

Property

Property can be anything that could be damaged by a falling tree, from a dwelling, to livestock, parked car, or fence. When evaluating the exposure of property to tree failure, the QTRA assessment considers the cost of repair or replacement that might result from failure of the tree. Ranges of value are presented in Table 2 and the assessor's estimate need only be sufficient to determine which of the six ranges the cost to select.

In Table 2, the ranges of property value are based on a VOSL of £2 000 000, e.g. where a building with a replacement cost of £20 000 would be valued at 0.01 (1/100) of a life (Target Range 2).

When assessing risks in relation to buildings, the Target to be considered might be the building, the occupants, or both. Occupants of a building could be protected from harm by the structure or substantially exposed to the impact from a falling tree if the structure is not sufficiently robust, and this will determine how the assessor categorises the Target.

Multiple Targets

A Target might be constantly occupied by more than one person and QTRA can account for this. For example, if it is projected that the average occupation will be constant by 10 people, the Risk of Harm is calculated in relation to one person constantly occupying the Target before going on to identify that the average occupation is 10 people. This is expressed as Target $1(10T)/1$, where 10T represents the Multiple Targets. In respect of property, a Risk of Harm $1(10T)/1$ would be equivalent to a risk of losing £20 000 000 as opposed to £2 000 000.

Tree or Branch Size

A small dead branch of less than 25mm diameter is not likely to cause significant harm even in the case of direct contact with a Target, while a falling branch with a diameter greater than 450mm is likely to cause some harm in the event of contact with all but the most robust Target. The QTRA method categorises

Size by the diameter of tree stems and branches (measured beyond any basal taper). An equation derived from weight measurements of trees of different stem diameters is used to produce a data set of comparative weights of trees and branches ranging from 25mm to 600mm diameter, from which Table 1 is compiled. The size of dead branches might be discounted where they have undergone a significant reduction in weight because of degradation and shedding of subordinate branches. This discounting, referred to as 'Reduced Mass',

reflects an estimated reduction in the mass of a dead branch.

Table 1. Size

Size Range	Size of tree or branch	Range of Probability
1	> 450mm (>18") dia.	1/1 - >1/2
2	260mm (10½") dia. - 450mm (18") dia.	1/2 - >1/8.6
3	110mm (4½") dia. - 250mm (10") dia.	1/8.6 - >1/82
4	25mm (1") dia. - 100mm (4") dia.	1/82 - 1/2 500

* Range 1 is based on a diameter of 600mm.

Table 2. Targets

Target Range	Property (repair or replacement cost)	Human (not in vehicles)	Vehicle Traffic (number per day)	Ranges of Value (probability of occupation or fraction of £2 000 000)
1	£2 000 000 - >£200 000	Occupation: Constant - 2.5 hours/day Pedestrians & cyclists: 720/hour - 73/hour	26 000 - 2 700 @ 110kph (68mph) 32 000 - 3 300 @ 80kph (50mph) 47 000 - 4 800 @ 50kph (32mph)	1/1 - >1/10
2	£200 000 - >£20 000	Occupation: 2.4 hours/day - 15 min/day Pedestrians & cyclists: 72/hour - 8/hour	2 600 - 270 @ 110kph (68mph) 3 200 - 330 @ 80kph (50mph) 4 700 - 480 @ 50kph (32mph)	1/10 - >1/100
3	£20 000 - >£2 000	Occupation: 14 min/day - 2 min/day Pedestrians & cyclists: 7/hour - 2/hour	260 - 27 @ 110kph (68mph) 320 - 33 @ 80kph (50mph) 470 - 48 @ 50kph (32mph)	1/100 - >1/1 000
4	£2 000 - >£200	Occupation: 1 min/day - 2 min/week Pedestrians & cyclists: 1/hour - 3/day	26 - 4 @ 110kph (68mph) 32 - 4 @ 80kph (50mph) 47 - 6 @ 50kph (32mph)	1/1 000 - >1/10 000
5	£200 - >£20	Occupation: 1 min/week - 1 min/month Pedestrians & cyclists: 2/day - 2/week	3 - 1 @ 110kph (68mph) 3 - 1 @ 80kph (50mph) 5 - 1 @ 50kph (32mph)	1/10 000 - >1/100 000
6	£20 - £2	Occupation: <1 min/month - 0.5 min/year Pedestrians & cyclists: 1/week - 6/year	None	1/100 000 - 1/1 000 000

Vehicle, pedestrian and property Targets are categorised by their frequency of use or their monetary value. The probability of a vehicle or pedestrian occupying a Target area in Target Range 4 is between the upper and lower limits of 1/1 000 and >1/10 000 (column 5). Using the VOSL £2 000 000, the property repair or replacement value for Target Range 4 is £2 000 - >200.

Probability of Failure

In the QTRA assessment, the probability of tree or branch failure within the coming year is estimated and recorded as a range of value (Ranges 1 - 7, Table 3).

Selecting a Probability of Failure (PoF) Range requires the assessor to compare their assessment of the tree or branch against a benchmark of either a non-compromised tree at Probability of Failure Range 7, or a tree or branch that we expect to fail within the year, which can be described as having a 1/1 probability of failure.

During QTRA training, Registered Users go through a number of field exercises in order to calibrate their estimates of Probability of Failure.

Table 3. Probability of Failure

Probability of Failure Range	Probability
1	1/1 - >1/10
2	1/10 - >1/100
3	1/100 - >1/1 000
4	1/1 000 - >1/10 000
5	1/10 000 - >1/100 000
6	1/100 000 - >1/1 000 000
7	1/1 000 000 - 1/10 000 000

The probability that the tree or branch will fail within the coming year.

The QTRA Calculation

The assessor selects a Range of values for each of the three input components of Target, Size and Probability of Failure. The Ranges are entered on either the manual calculator or software application to calculate a Risk of Harm.

The Risk of Harm is expressed as a probability and is rounded, to one significant figure. Any Risk of Harm that is lower than 1/1 000 000 is represented as <1/1 000 000. As a visual aid, the Risk of Harm is colour coded using the traffic light system illustrated in Table 4 (page 7).

Risk of Harm - Monte Carlo Simulations

The Risk of Harm for all combinations of Target, Size and Probability of Failure Ranges has been calculated using Monte Carlo simulations⁴. The QTRA Risk of Harm is the mean value from each set of Monte Carlo results.

In QTRA Version 5, the Risk of Harm should not be calculated without the manual calculator or software application.

Assessing Groups and Populations of Trees

When assessing populations or groups of trees, the highest risk in the group is quantified and if that risk is tolerable, it follows that risks from the remaining trees will also be tolerable, and further calculations are unnecessary. Where the risk is intolerable, the next highest risk will be quantified, and so on until a tolerable risk is established. This process requires prior knowledge of the tree manager's risk tolerance.

Accuracy of Outputs

The purpose of QTRA is not necessarily to provide high degrees of accuracy, but to provide for the quantification of risks from falling trees in a way that risks are categorised within broad ranges (Table 4).

4. INFORMING MANAGEMENT DECISIONS

Balancing Costs and Benefits of Risk Control

When controlling risks from falling trees, the benefit of reduced risk is obvious, but the costs of risk control are all too often neglected. For every risk reduced there will be costs, and the most obvious of these is the financial cost of implementing the control measure. Frequently overlooked is the transfer of risks to workers and the public who might be directly affected by the removal or pruning of trees. Perhaps

more importantly, most trees confer benefits, the loss of which should be considered as a cost when balancing the costs and benefits of risk control.

When balancing risk management decisions using QTRA, consideration of the benefits from trees will usually be of a very general nature and not require detailed consideration. The tree manager can consider, in simple terms, whether the overall cost of risk control is a proportionate one. Where risks are approaching 1/10 000, this may be a straightforward balancing of cost and benefits. Where risks are 1/10 000 or greater, it will usually be appropriate to implement risk controls unless the costs are grossly disproportionate to the benefits rather than simply disproportionate. In other words, the balance being weighted more on the side of risk control with higher associated costs.

Considering the Value of Trees

It is necessary to consider the benefits provided by trees, but they cannot easily be monetised and it is often difficult to place a value on those attributes such as habitat, shading and visual amenity that might be lost to risk control.

A simple approach to considering the value of a tree asset is suggested here, using the concept of 'average benefits'. When considered against other similar trees, a tree providing 'average benefits' will usually present a range of benefits that are typical for the species, age and situation. Viewed in this way, a tree providing 'average benefits' might appear to be low when compared with particularly important trees – such as in Figure 2, but should nonetheless be sufficient to offset a Risk of Harm of less than 1/10 000. Without having to consider the benefits of risk controls, we might reasonably assume that below 1/10 000, the risk from a tree that provides 'average benefits' is ALARP.

In contrast, if it can be said that the tree provides lower than average benefits because, for example, it is declining and in poor physiological condition, it may be necessary to consider two further elements. Firstly, is the Risk of Harm in the upper part of the Tolerable Region, and secondly, is the Risk of Harm likely to increase before the next review because of an increased Probability of Failure. If both these conditions apply then it might be appropriate to consider the balance of costs and benefits of risk reduction in order to determine whether the risk is ALARP. This balance requires the tree manager to take a view of both the reduction in risk and the costs of that reduction.

⁴ For further information on the Monte Carlo simulation method, refer to http://en.wikipedia.org/wiki/Monte_Carlo_method



Lower Than Average Benefits from Trees

Usually, the benefits provided by a tree will only be significantly reduced below the 'average benefits' that are typical for the species, age and situation, if the life of the benefits is likely to be shortened, perhaps because the tree is declining or dead. That is not to say that a disbenefit, such as undesirable shading, lifting of a footpath, or restricting the growth of other trees, should not also be considered in the balance of costs and benefits.

The horse chestnut tree in Figure 3 has recently died, and over the next few years, may provide valuable habitats. However, for this tree species and the relatively fast rate at which its wood decays, the lifetime of these benefits is likely to be limited to only a few years. This tree has an already reduced value that will continue to reduce rapidly over the coming five to ten years at the same time as the Risk of Harm is expected to increase. There will be changes in the benefits provided by the tree as it degrades. Visual qualities are likely to reduce while the decaying wood provides habitats for a range of species, for a short while at least. There are no hard and fast measures of these benefits and it is for the tree manager to decide what is locally important and how it might be balanced with the risks.

Where a risk is within the Tolerable Region and the tree confers lower than average benefits, it might be appropriate to consider implementing risk control while taking account of the financial cost. Here, VOSL can be used to inform a decision on whether the cost of risk control is proportionate. Example 3 below puts this evaluation into a tree management context.

There will be occasions when a tree is of such minimal value and the monetary cost of risk reduction so low that it might be reasonable to

further reduce an already relatively low risk. Conversely, a tree might be of such considerable value that an annual risk of death greater than 1/10 000 would be deemed tolerable.

Occasionally, decisions will be made to retain elevated risks because the benefits from the tree are particularly high or important to stakeholders, and in these situations, it might be appropriate to assess and document the benefits in some detail. If detailed assessment of benefits is required, there are several methodologies and sources of information (Forest Research 2010).



Delegating Risk Management Decisions

Understanding of the costs with which risk reduction is balanced can be informed by the risk assessor's knowledge, experience and on-site observations, but the risk management decisions should be made by the tree manager. That is not to say that the tree manager should review and agree every risk control measure, but when delegating decisions to surveyors and other staff or advisors, tree managers should set out in a policy, statement or contract, the principles and perhaps thresholds to which trees and their associated risks will ordinarily be managed.

Based on the tree manager accepting the principles set out in the QTRA Practice Note and or any other specific instructions, the risk assessor can take account of the cost/benefit balance and for most

situations will be able to determine whether the risk is ALARP when providing management recommendations.

Table 4. QTRA Advisory Risk Thresholds

Thresholds	Description	Action
1/1,000	Unacceptable Risks will not ordinarily be tolerated	<ul style="list-style-type: none"> Control the risk
	Unacceptable (where imposed on others) Risks will not ordinarily be tolerated	<ul style="list-style-type: none"> Control the risk Review the risk
1/10 000	Tolerable (by agreement) Risks may be tolerated if those exposed to the risk accept it, or the tree has exceptional value	<ul style="list-style-type: none"> Control the risk unless there is broad stakeholder agreement to tolerate it, or the tree has exceptional value Review the risk
	Tolerable (where imposed on others) Risks are tolerable if ALARP	<ul style="list-style-type: none"> Assess costs and benefits of risk control Control the risk only where a significant benefit might be achieved at reasonable cost Review the risk
1/1 000 000	Broadly Acceptable Risk is already ALARP	<ul style="list-style-type: none"> No action currently required Review the risk

QTRA Informative Risk Thresholds

The QTRA advisory thresholds in Table 4 are proposed as a reasonable approach to balancing safety from falling trees with the costs of risk reduction. This approach takes account of the widely applied principles of ALARP and ToR, but does not dictate how these principles should be applied. While the thresholds can be the foundation of a robust policy for tree risk management, tree managers should make decisions based on their own situation, values and resources. Importantly, to enable tree assessors to provide appropriate management guidance, it is helpful for them to have some understanding of the tree owner's management preferences prior to assessing the trees.

A Risk of Harm that is less than 1/1 000 000 is Broadly Acceptable and is already ALARP. A Risk of Harm 1/1 000 or greater is unacceptable and will not ordinarily be tolerated. Between these two values, the Risk of Harm is in the Tolerable Region of ToR and will be tolerable if it is ALARP. In the Tolerable

Region, management decisions are informed by consideration of the costs and benefits of risk control, including the nature and extent of those benefits provided by trees, which would be lost to risk control measures.

For the purpose of managing risks from falling trees, the Tolerable Region can be further broken down into two sections. From 1/1 000 000 to less than 1/10 000, the Risk of Harm will usually be tolerable providing that the tree confers 'average benefits' as discussed above. As the Risk of Harm approaches 1/10 000 it will be necessary for the tree manager to consider in more detail the benefits provided by the tree and the overall cost of mitigating the risk.

A Risk of Harm in the Tolerable Region but 1/10 000 or greater will not usually be tolerable where it is imposed on others, such as the public, and if retained, will require a more detailed consideration of ALARP. In exceptional circumstances a tree owner might choose to retain a Risk of Harm that is 1/10 000 or greater. Such a decision might be based on the agreement of those who are exposed to the risk, or perhaps that the tree is of great importance. In these circumstances, the prudent tree manager will consult with the appropriate stakeholders whenever possible.

5. EXAMPLE QTRA CALCULATIONS AND RISK MANAGEMENT DECISIONS

Below are three examples of QTRA calculations and application of the QTRA Advisory Thresholds.

Example 1.

	Target		Size		Probability of Failure		Risk of Harm
Range	6	x	1	x	3	=	<1/1 000 000

Example 1 is the assessment of a large (Size 1), unstable tree with a probability of failure of between 1/100 and >1/1 000 (PoF 3). The Target is a footpath with less than one pedestrian passing the tree each week (Target 6). The Risk of Harm is calculated as less than 1/1 000 000 (green). This is an example of where the Target is so low consideration of the structural condition of even a large tree would not usually be necessary.

Example 2.

	Target	Size	Probability of Failure	Risk of Harm
Range	1	x 4	x 3	= 1(2T)/50 000

In Example 2, a recently dead branch (Size 4) overhangs a busy urban high street that is on average occupied constantly by two people, and here Multiple Target occupation is considered.

Having an average occupancy of two people, the Risk of Harm 1(2T)/50 000 (yellow) represents a twofold increase in the magnitude of the consequence and is therefore equivalent to a Risk of Harm 1/20 000 (yellow). This risk does not exceed 1/10 000, but being a dead branch at the upper end of the Tolerable Region it is appropriate to consider the balance of costs and benefits of risk control. Dead branches can be expected to degrade over time with the probability of failure increasing as a result. Because it is dead, some of the usual benefits from the branch have been lost and it will be appropriate to consider whether the financial cost of risk control would be proportionate.

Example 3.

	Target	Size	Probability of Failure	Risk of Harm
Range	3	x 3	x 3	= 1/500 000

In Example 3, a 200mm diameter defective branch overhangs a country road along which travel between 470 and 48 vehicles each day at an average speed of 50kph (32mph) (Target Range 3). The branch is split and is assessed as having a probability of failure for the coming year of between 1/100 and 1/1 000 (PoF Range 3). The Risk of Harm is calculated as 1/500 000 (yellow) and it needs to be considered whether the risk is ALARP. The cost of removing the branch and reducing the risk to Broadly Acceptable (1/1 000 000) is estimated at £350. To establish whether this is a proportionate cost of risk control, the following equation is applied. £2 000 000 (VOSL) x 1/500 000 = £4 indicating that the projected cost of £350 would be disproportionate to the benefit. Taking account of the financial cost, risk transfer to arborists and passers-by, the cost could be described as being grossly disproportionate, even if accrued benefits over say ten years were taken into account.

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