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TREE CHECK LTD

252 LEYLAND LANE
LEYLAND
LANCS
PR25 1XL

Mrs J Axell
5 Ribblesdale Avenue
Wilpshire
Blackburn
BB1 9LY

29th June 2019

Dear Mrs Axell

TREE SURVEY AND INSPECTION FOR MORTGAGE/INSURANCE PURPOSES: 6 Brooklands, Chipping

As instructed we have now visited the above site to assess the trees growing within influencing distance of the property in relation to the structural integrity of the property, light structures such as walls and patios and health and safety. We must point out:

1. Our survey of the trees, the soils and any other factors is of a preliminary nature. We have not taken soil or root samples for analysis and the trees are not routinely climbed or bored but inspected from ground level
2. We have no information on the structural integrity of the main structure or the drainage system. Drainage or water supply systems if damaged can allow roots to penetrate. If the system is sound or after repair roots can have little capacity to damage underground services. A drainage expert can give you more advice.
3. If you or your advisors have at your disposal any information to suggest that the property is/has suffered any significant structural defect we would ask you to release this information to us

The Property.

The property is a detached two storey property constructed in the 1970s and probably extended with a conservatory in the 1990s. The trees are referred to as T1, T2, T952 and T934-938 on the attached sketch plan. Minor trees and large shrubs are not referred to unless they may have an influence on the property.

The Soils

The soil on site was assessed using a powered auger to a depth of 1200mm and showed a sand and silt subsoil. The absence of heavy clay suggests that the risk of clay induced dessication and shrinkage of soil is low. The soil samples reflects the stream side location of the property

The Trees

1. The potentially influencing trees are inside the curtilage of the Property. Three trees T1, T952 and T938 and on a boundary with neighbouring properties and lands. We would recommend that you be sure of Tree ownership prior to proceeding with purchase.
2. We understand that the trees to the south of the Chipping Brook and shown on the plan are covered by a Tree Preservation Order designated at the time of the original development and administered by Ribble Valley Borough Council. Pruning or felling a protected tree without permission is an offence covered by Criminal Law and we would advise consultation with the Council Tree officer prior to proceeding with any works. This report may be use in such discussions but more information may be requested if an application for permission to carry out works is requested.
3. The horse chestnuts located in the garden and to the south of the Brook have been oversoiled in the past by landscape works. This and the species of tree has resulted in several of the trees having health issues and in one case, a risk of failure in next 10 years. Failures are likely to be towards the stream and not the house and hopefully can be avoided by carrying out remedial works
4. The land ownership appears to include an area of land on the other side of the Chipping Brook and is accessed by a private foot bridge. Apart from T1 as shown on the plan and T2 on the bank of the stream there are no other significant mature trees presenting any risk to the north of the steam. The space has been landscaped in the past and is overdue a rework.
5. Several climbing plants are growing on the house walls and have invaded the gutters. These should be removed to facilitate works and ongoing inspection.
6. T1 is a 22m high field boundary mature sycamore with a girth diameter of 1200mm and located on the junction of your land boundary and two other fields. The tree appear sound and free from basal decay and has been open grown. Its ownership may be claimed by an adjacent land owner.
7. T2 is a mature 15m high alder with a girth diameter of 350mm located in the stream on the banking possibly within your ownership. The tree appears sound. The species grow in wet riverside locations. The tree has withstood the past flood conditions of the stream and represents a low risk of harm to you and your neighbours. The ownership should be determined.
8. T952 is a mature 16m high Horse chestnut with a girth diameter of 870mm. The tree has a past and current history of Bacterial Bleeding Canker infection. A spray application is available which will enhance the trees natural defense mechanisms but the trunk drench treatment would be annual and cost £25 per tree. A limb overhanging the stream may fail in the future. The failure risk increases if the canker manages to girdle the limb. The risk of harm to property is low. The tree is 12m from the house.
9. T934 is a mature 16m high Horse chestnut with a girth diameter of 650mm. The tree has a past and current history of Bacterial Bleeding exudations. The upper canopy has not been affected. A spray application is available which will enhance the trees natural defense mechanisms but the trunk drench treatment would be annual and cost £25 per tree. The risk of harm to property is low. The tree is 11m from the house conservatory.
10. T935 is a mature 18m high Horse chestnut with a girth diameter of 920mm. The tree has a past and current history of Bacterial Bleeding Canker infection and basal decay caused by the canker at root plate level. The decay has affected the butt but only to a depth of 35mm. The situation should be monitored on a three year cycle. A spray application is available which will enhance the trees natural defense mechanisms but the trunk drench treatment would be annual and cost £25 per tree. The risk of harm to property is low. The tree is 13m from the house conservatory wall. We would also recommend that the installation of below ground utility cabling next to the tree will add to the problem by causing damage to roots.
11. T936 is a mature 17m high Horse chestnut with a girth diameter of 380mm. The tree has a fastigate form and has been suppressed by 935 and 937. The risk of harm to property is low. The tree is 16m from the house.

12. T937 is a mature 18m high Horse chestnut with a girth diameter of 920mm. The tree has an open canopy with evidence of recent large limb failure to the stream. The tree has a past and current history of Bacterial Bleeding Canker infection and significant evidence of Kreutzmaria deusta fruiting bodies on 30% of the circumference at root plate level. Drill tests indicate butt decay to at least 150mm. The decay pathogen Kreutzmaria deusta, removes cellulose from the timber leaving the tree liable to a brittle fracture when under stress. It is our view that the case for tree removal should be presented to the LPA Tree Officer within 6 months. The risk of harm to property is medium. The tree is 17m from the house.
13. T938 is a mature 18m high Horse chestnut with a girth diameter of 600mm. The tree has a fastigate form and is located on the boundary line with a neighbour. The risk of harm to property is low. The tree is 18m from the house.

Conclusions and Recommendations

1. We can advise that given the above report there is no arboricultural reason for refusing a mortgage or insurance on this property if the recommendations are agreed prior to purchase or insurance, and the surveyor's advice taken into account.
2. You should be aware that under the ASBO regulations of 2003 relating to High hedges, Local Authorities have powers under certain circumstances to require house owners to reduce the height of their evergreen hedges if reasonable complaints are received from neighbours.
3. Domestic trees near to property need to be monitored regularly (at least every 3 years) and after high winds. If you require advice on choosing contractors please let us know.

Before authorizing any works on trees you or your contractor should contact your Local Planning Authority to ascertain if the trees are covered by legislation requiring Local Authority permission to be sought prior to any work being carried out.

For your protection we can advise you that we are covered by Professional Indemnity Insurance by AXA Insurance to a level of £5m. We have also attended a specialist course concerning the assessment of tree risks in relation to buildings and their foundations.

If we can be of further assistance, please do not hesitate to contact us.

Yours sincerely


Consulting Arborist.