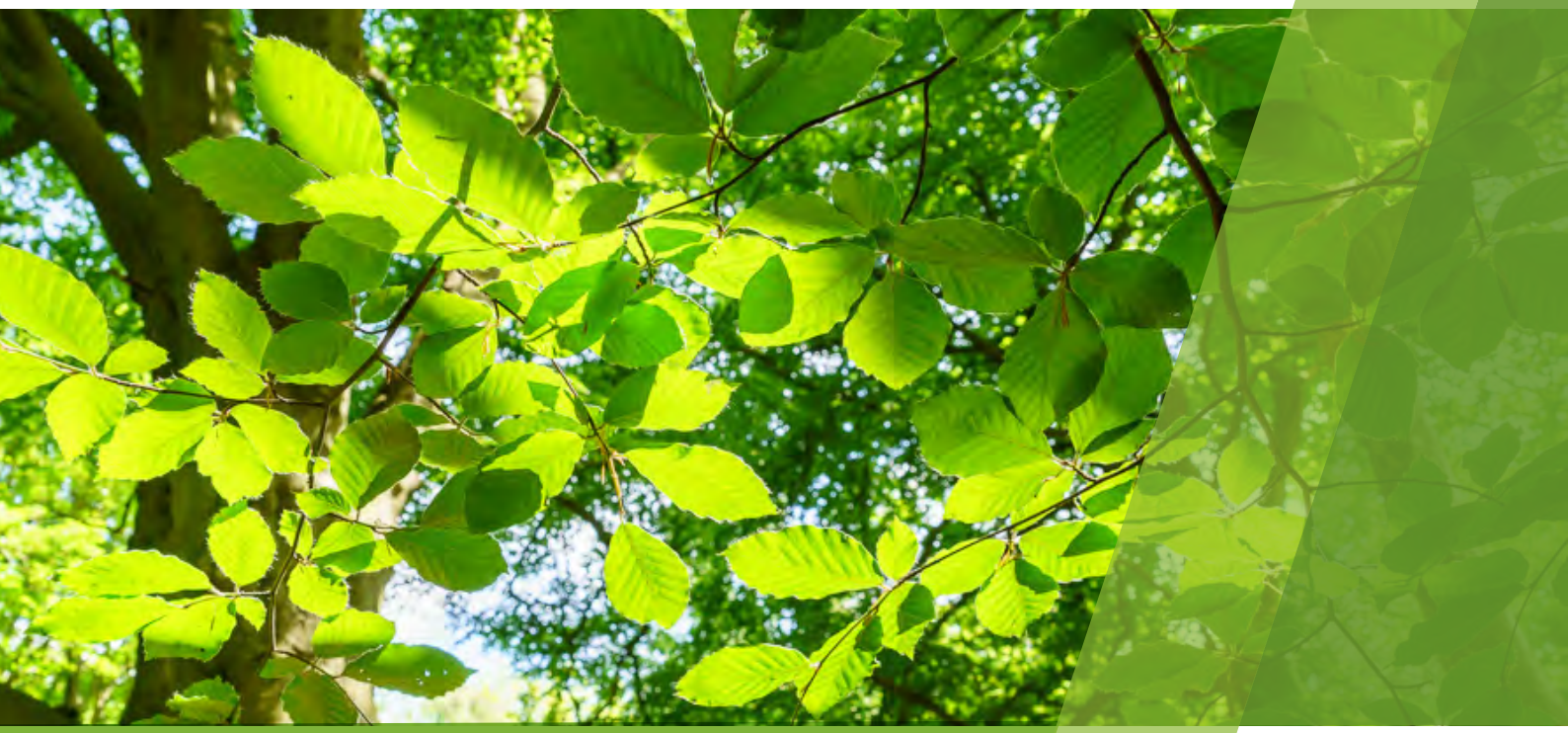
Greenwood



TREE CONDITION & RISK ASSESSMENT REPORT

PROJECT: 19 Wadham Gardens, Primrose Hill, London, NW3 3DN

CLIENT: Maria Razmanova

AUTHOR: Oliver Tong ND Arb TechArborA

DATE: 13th September 2024

REF: 20240614-190302901

VERSION: FINAL 2.0

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Surveyor	Oliver Tong ND Arb TechArborA		
Version	**Report author**	**Date**	**Type**
V2.0	Oliver Tong ND Arb TechArborA	13/09/2024	Final

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EXECUTIVE SUMMARY

Greenwood Environmental Ltd has been commissioned by Maria Razmanova to carry out a tree condition and risk assessment survey at 19 Wadham Gardens, Primrose Hill, London, NW3 3DN.

This survey was considered necessary further to a previous survey carried out in accordance with British Standard 5837:2012 'Trees in Relation to design, demolition, and construction – Recommendations' on the 6th of March 2024, which identified various hazardous trees.

The survey was carried out by the author on the 20th of June 2024.

Full details of the assessment with recommendations are contained in Appendix A – Tree Survey Schedule.

1 Limitations

1.1 The report refers to the condition of trees on the day that the assessment was undertaken. Due to the changing nature of trees and other site circumstances, this report and any recommendations made are limited to a one-year period from the date of the assessment. Any alteration to the site or re-development could change the current circumstances and may invalidate this report and any recommendations made.

1.2 The assessment of tree condition is based on a visual tree assessment (VTA) and results of any advanced assessments. We have not taken any soil / leaf or root samples for analysis and the tree has not been climbed but inspected from ground level only. The report is valid only for typical weather conditions. Healthy trees, or parts of healthy trees, may fail in normal weather situations, although the risk is significantly increased in storm conditions and as the consequences of such weather events are unforeseeable, Greenwood Environmental Ltd cannot be held liable for any such failures.

1.3 Trees are dynamic structures that can never be guaranteed to be 100% safe; even trees in good condition can suffer damage or failure under average conditions. Regular inspections by competent and / or suitably qualified arboriculturists will help to identify potential problems before they become acute.

1.4 Unless stated otherwise, assessments are limited to the above ground parts of trees and does not include assessment of the condition of belowground structural roots.

1.5 A lack of recommended work does not imply that a tree is safe and likewise it should not be implied that a tree will be made safe following the completion of any recommended work.

1.6 This report is concerned solely with the condition of the trees and does not consider any effect that vegetation may be having or may have on nearby structures, which is considered outside the scope of this report.

2 Legal protection status of trees

2.1 Formal enquires have **not** been made regarding the legal protection status of the trees. However, it understood that the property is located within the Elsworthy Conservation Area.

2.2 The Town and Country Planning (Tree Preservation) (England) Regulations 2012 allow for trees with high amenity value to be protected by tree preservation order (TPO), which can be applied on individual trees, groups, areas, and woodlands.

2.3 Trees located within a conservation area which have a stem diameter of 75mm or greater measured at 1.5m are automatically afforded similar protection as those with a TPO. Works to trees within these areas require that the LPA to be given 6 weeks written notice unless an exception applies. This notice period gives the authority an opportunity to assess the tree/s and consider whether a TPO should be applied or not.

2.4 An Order prohibits the: cutting down, topping, lopping, uprooting, willful damage, or willful destruction of trees without the LPAs written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.

3 Tree risk management

3.1 The overall risk to human safety from tree failure is extremely low. Each year between five and six people in the UK are killed by trees, which equates to a risk of about one in ten million.

3.2 The Health and Safety Executive's (HSE) tolerability of risk framework recommends that risks above 1/10,000 per annum are generally considered unacceptable when placed on the public. Risks between 1/10,000 and 1/1,000,000 per annum are tolerable, but consideration should be given to managing them 'as low as reasonably practicable' (ALARP), where it is cost effective to do so. Risks below 1/1,000,000 are considered broadly acceptable and are comparable to those that people regard as insignificant within their daily lives (HSE 2001).

3.3 In 2011, following extensive industry and government consultation, The National Tree Safety Group (NTSG) produced its guide to tree risk management - Common Sense Risk Management of Trees. Its overall approach is that the evaluation of what is considered reasonable tree management should be based on a balance between the benefits and risks from trees. This position is underpinned by a set of five key principles:

- Trees provide a wide variety of benefits to society.
- Trees are living organisms that naturally lose branches or fall.
- The overall risk to human safety is extremely low.
- Tree owners have a legal duty of care.
- Tree owners should take a balanced and proportionate approach to tree safety management.

APPENDIX A – Tree Survey Schedule inc. images

Tree ID	Common Name	Stem Diameter [mm]	Tree Height [m]	(N) Branch Spread [m]	(S) Branch Spread [m]	(E) Branch Spread [m]	(W) Branch Spread [m]	Physiological Condition	Structural Condition	Risk (VALID)	Comments	Recommendations	Inspection Date	Inspection Cycle	Next Inspection Due
T3	Common hawthorn	300	7	5	2	3.5	4	Poor	Poor	Not Tolerable	Boundary tree, historically heavily reduced, sparse bud coverage, some deadwood	Fell to ground level due to poor condition	20.06.24	Triennially	20.06.27
T4	Japanese maple	86	4	1	2	2	2	Good	Fair	Tolerable	None	None	20.06.24	Triennially	20.06.27
T5	Large-leaved Lime	600	16	5	6	5.5	3	Good	Fair	Tolerable	Located 10m from existing rear elevation, canopy historically reduced, included bark main trunk union at 1.5-2.5m, low canopy	Sensitively lift canopy to height of 3m	20.06.24	Triennially	20.06.27
T6	Strawberry tree	342	6	4	5	2	4.5	Good	Good	Tolerable	Multi stemmed, located 6m from existing rear elevation	None	20.06.24	Triennially	20.06.27
T7	Kohuhu	170	8	3	2	2	3	Good	Fair	Tolerable	None	Fell to ground level to benefit the adj. strawberry tree T6	20.06.24	Triennially	20.06.27
T8	Bay laurel	210	7	2	2.5	2.5	3	Good	Good	Tolerable	None	None	20.06.24	Triennially	20.06.27
T9	Kohuhu	110	6	0.5	2	2	1	Good	Fair	Tolerable	Located hard up against front elevation	Fell to ground level due to close proximty to building and to benefit the adj. Japanese maple T4	20.06.24	Triennially	20.06.27
T10	Midland hawthorn	150	7	3	3	3	3	Good	Fair	Tolerable	Twin stemmed from 1m, included bark union, overtopped and suppressed by adj dominant trees	Fell to ground level due to facilitate proposed landscape scheme	20.06.24	Triennially	20.06.27
T11	Hybrid black poplar	800	17	3.5	3.5	3.5	3.5	Poor	Hazardous	Not Acceptable	Part of boundary line of trees, heavily ivy covered which restricts full inspection of the trunk, half of canopy has failed previously, lapsed pollard	Fell to ground level as soon as possible	20.06.24	Triennially	20.06.27
T12	Hybrid black poplar	800	20	7	7	7	7	Fair	Poor	Not Tolerable	Part of boundary line of trees, thick surrounding vegetation restricts full inspection of lower trunk, lapsed pollard, hornet moth exit holes at base of trunk, some deadwood	Reduce height of canopy to previous pollard points at a height of approximately 8-9m, clear vegetation from around base of tree to allow full follow up inspection	20.06.24	Triennially	20.06.27

Tree ID	Common Name	Stem Diameter [mm]	Tree Height [m]	(N) Branch Spread [m]	(S) Branch Spread [m]	(E) Branch Spread [m]	(W) Branch Spread [m]	Physiological Condition	Structural Condition	Risk (VALID)	Comments	Recommendations	Inspection Date	Inspection Cycle	Next Inspection Due
T13	Hybrid black poplar	700	15	5	5	5	5	Poor	Hazardous	**Not Acceptable**	Part of boundary line of trees, appears to have suffered a failure at the original pollard point at approximately 5-6m height, thick surrounding vegetation restricts full inspection of lower trunk, heavily ivy-covered trunk, leaning away from group due to suppression of canopy from more dominant trees, lapsed pollard, hornet moth exit holes at base of trunk, some deadwood	Fell to ground level as soon as possible	20.06.24	Triennially	20.06.27
T14	Hybrid black poplar	800	20	7	7	7	7	Poor	Hazardous	**Not Acceptable**	Part of boundary line of trees, open cavity to east of lower trunk, hollow trunk, lapsed pollard, hornet moth exit holes at base of trunk, significant deadwood and dieback of canopy	Fell to ground level as soon as possible	20.06.24	Triennially	20.06.27
T15	Hybrid black poplar	800	20	7	7	7	7	Poor	Poor	**Not Tolerable**	Part of boundary line of trees, lapsed pollard, significant deadwood and dieback of canopy	Reduce height of canopy to previous pollard points at a height of approximately 8-9m, clear vegetation from around base of tree to allow full follow up inspection	20.06.24	Triennially	20.06.27
T16	Common hazel	150	6	3	3	3	3	Good	Good	**Tolerable**	Multi stemmed	Fell to ground level to benefit the adj. strawberry tree T6	20.06.24	Triennially	20.06.27

Survey Key

Tree No.: This number identifies the trees and corresponds with the provided plans. Trees are prefixed T, groups G and hedges H. Where stumps are identified the suffix S will be used.

Height: Measured in metres.

Trunk Diameter (Ø): Taken at 1.5m above ground level.

Radial Crown Spread: Measured in metres

Life Stage: This refers to the age of the individual tree relating to the average life expectancy of each species in a similar environment:

Y (Young): Recently planted or establishing tree that could be transplanted without specialist equipment i.e. up to 12-14cm stem girth.

SM (Semi-mature): An established tree but one which has not reached its potential ultimate height and has significant growth potential.

EM (Early mature): A tree reaching its ultimate potential height, whose growth rate is slowing down but will increase in stem diameter and crown spread and has a safe useful life expectancy.

M (Mature): A mature specimen with limited potential for any significant increase in size but with a reasonable safe useful life expectancy.

LM (Late mature): A senescent or moribund specimen with a limited safe useful life expectancy. Possibly also containing sufficient structural defects with attendant safety and/or duty of care implications.

V (Veteran): A late-mature tree of high value due to its age, size and/or ecological significance.

Physiological condition: Overall physiological condition of tree: Good; Fair; Poor; Dead

Structural condition: Overall structural condition of tree: Good; Fair; Poor; Hazardous

Tree risk ratings: **Red Not Acceptable** risks will be reduced to an Acceptable level; **Amber Not Tolerable** risks will be reduced to an Acceptable level, but with a lower priority than red Not Acceptable risks

Amber Tolerable risks will not be reduced but may require an increased frequency of assessment than **Green Acceptable** risks Green Acceptable risks will not be reduced.

Common hawthorn Tree ID #3

19 Wadham Gardens

Tree Details

Full Tree ID:	T3
Latin Name:	Crataegus monogyna
Common Name:	Common hawthorn
Physiological Condition:	Fair

Tree Photos

1000054307.jpg
06/03/2024

Japanese maple Tree ID #4

19 Wadham Gardens

Tree Details

Full Tree ID:	T4
Latin Name:	Acer palmatum
Common Name:	Japanese maple
Physiological Condition:	Good

Tree Photos

1000054299.jpg
06/03/2024

Lime species Tree ID #5

19 Wadham Gardens

Tree Details

Full Tree ID:	T5
Latin Name:	Tilia sp.
Common Name:	Lime species
Physiological Condition:	Good

Tree Photos

1000054273.jpg
06/03/2024

Strawberry tree Tree ID #6

19 Wadham Gardens

Tree Details

Full Tree ID:	T6
Latin Name:	Arbutus unedo
Common Name:	Strawberry tree
Physiological Condition:	Good

Tree Photos

1000054283.jpg
06/03/2024

Kohuhu Tree ID #7

19 Wadham Gardens

Tree Details

Full Tree ID:	T7
Latin Name:	Pittosporum tenuifolium
Common Name:	Kohuhu
Physiological Condition:	Good

Tree Photos

1000054284.jpg
06/03/2024

Bay laurel Tree ID #8

19 Wadham Gardens

Tree Details

Full Tree ID:	T8
Latin Name:	Laurus nobilis
Common Name:	Bay laurel
Physiological Condition:	Good

Tree Photos

1000054291.jpg
06/03/2024

Kohuhu Tree ID #9

19 Wadham Gardens

Tree Details

Full Tree ID:	T9
Latin Name:	Pittosporum tenuifolium
Common Name:	Kohuhu
Physiological Condition:	Good

Tree Photos

1000054298.jpg
06/03/2024

Midland hawthorn Tree ID #10

19 Wadham Gardens

Tree Details

Full Tree ID:	T10
Latin Name:	Crataegus laevigata
Common Name:	Midland hawthorn
Physiological Condition:	

Tree Photos

1000056838.jpg
20/06/2024

1000056835.jpg
20/06/2024

1000056837.jpg
20/06/2024

1000056836.jpg
20/06/2024

1000056839.jpg
20/06/2024

Hybrid black poplar Tree ID #11

Tree Details

Full Tree ID:	T11
Latin Name:	Populus nigra
Common Name:	Hybrid black poplar
Physiological Condition:	

Tree Photos

1000056842.jpg
20/06/2024

1000056840.jpg
20/06/2024

1000056841.jpg
20/06/2024

1000056843.jpg
20/06/2024

1000056844.jpg
20/06/2024

Hybrid black poplar Tree ID #12

Tree Details

Full Tree ID:	T12
Latin Name:	Populus nigra
Common Name:	Hybrid black poplar
Physiological Condition:	

Tree Photos

1000056847.jpg
20/06/2024

1000056849.jpg
20/06/2024

1000056850.jpg
20/06/2024

1000056846.jpg
20/06/2024

1000056851.jpg
20/06/2024

Hybrid black poplar Tree ID #13

Tree Details	
Full Tree ID:	T13
Latin Name:	Populus nigra
Common Name:	Hybrid black poplar
Physiological Condition:	

Tree Photos

Hybrid black poplar Tree ID #14

Tree Details	
Full Tree ID:	T14
Latin Name:	Populus nigra
Common Name:	Hybrid black poplar
Physiological Condition:	

Tree Photos

1000056863.jpg
20/06/2024

1000056874.jpg
20/06/2024

1000056875.jpg
20/06/2024

1000056877.jpg
20/06/2024

1000056857.jpg
20/06/2024

Hybrid black poplar Tree ID #15

Tree Details

Full Tree ID:	T15
Latin Name:	Populus nigra
Common Name:	Hybrid black poplar
Physiological Condition:	

Tree Photos

1000056879.jpg
20/06/2024

1000056872.jpg
20/06/2024

1000056859.jpg
20/06/2024

1000056858.jpg
20/06/2024

1000056857.jpg
20/06/2024

Common hazel Tree ID #16

19 Wadham Gardens

Tree Details	
Full Tree ID:	T16
Latin Name:	Corylus avellana
Common Name:	Common hazel
Physiological Condition:	

Tree Photos

APPENDIX B - References and Bibliography

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- The Arboricultural Association (24/11/2015 - Last Modified: 01/07/2019) - A brief guide to legislation for trees.

APPENDIX C - General Guidance on Planning and Legislation for Trees

The following advice applies to England only and is for guidance purposes only. Some trees are protected by legislation, and it is essential that you establish the legal status of trees prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.

Tree Preservation Orders (TPOs)

TPOs are administered by Local Planning Authorities (LPA) (e.g., a borough, district or unitary council or a national park authority) and are made to protect trees that bring significant amenity benefit to the local area. This protection is particularly important where trees are under threat.

All types of trees, but not hedges, bushes or shrubs, can be protected, and a TPO can protect anything from a single tree to all trees within a defined area or woodland. Any species can be protected, but no species is automatically protected by a Tree Preservation Order.

A TPO is a written order which, in general, makes it a criminal offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree protected by that order, or to cause or permit such actions, without the authority's permission. Anyone found guilty of such an offence is liable. In serious cases the case may be dealt with in the Crown Court where an unlimited fine can be imposed.

To make an application to carry out tree works you will need to complete an application form and submit it to the LPA. The form can either be submitted through the Planning Portal or directly to the LPA. You can find out more about TPOs in the Department for Communities and Local Government guide titled Protected trees: A guide to tree preservation procedures (withdrawn 7 March 2014) and it's replacement The National Planning Policy Framework and relevant planning practice guidance document with particular reference to Tree Preservation Orders and trees in conservation areas.

Conservation Areas

Normal TPO procedures apply if a tree in a conservation area is already protected by a TPO. But if a tree in a conservation area is not covered by a TPO, you have to give written notice to the LPA (by letter, email or on the LPA's form) of any proposed work, describing what you want to do, at least six weeks before the work starts. This is called a 'section 211 notice' and it gives the LPA an opportunity to consider protecting the tree with a TPO.

You do not need to give notice of work on a tree in a conservation area less than 7.5 centimetres in diameter, measured 1.5 metres above the ground (or 10 centimetres if thinning to help the growth of other trees).

You can find out more about trees in Conservation Areas in the Department for Communities and Local Government guide titled Protected trees: A guide to tree preservation procedures (withdrawn 7 March 2014) and it's replacement The National Planning Policy Framework and relevant planning practice guidance document with particular reference to Tree Preservation Orders and trees in conservation areas.

Trees and the planning system

Under the UK planning system, LPAs have a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees, whether statutorily protected (e.g. by a tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that is taken into account when dealing with planning applications. Where trees are statutorily protected, it is important to contact the LPA and follow the appropriate procedures before undertaking any works that might affect the protected trees.

Planning conditions are frequently used by LPAs as a means of securing the retention of trees, hedgerows and other soft landscaping on sites during development and for a period following completion of the development. If it is proposed to retain trees for the long term then a TPO is often used rather than a planning condition. If valid planning conditions are in place then anyone wishing to undertake work to trees shown as part of the planning condition must ensure they liaise with the LPA and obtain any necessary consent or variation.

The nature and level of detail of information required to enable an LPA to properly consider the implications and effects of development proposals varies between stages and in relation to what is proposed. Table B.1 of British Standard *BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations* provides advice to both developers and LPAs on an appropriate amount of information that will need to be provided either at the planning application stage or via conditions.

Felling Licences

Felling Licences are administered by the Forestry Commission. You do not need a licence to fell trees in gardens. However, for trees outside gardens, you may need to apply to the Forestry Commission for a felling licence, whether or not they are covered by a TPO. You can find out more about felling licences at Felling Licences quick guide (England) or in the Forestry Commission's booklet *Tree Felling – getting permission*.

Sites of Special Scientific Interest (SSSI)

SSSIs (ASSIs in Northern Ireland) are designated by the Statutory Nature Conservation Organisation (SNCO) for each country of the United Kingdom. They include some of our most spectacular and beautiful habitats - large wetlands teeming with waders and waterfowl, winding chalk rivers, gorse and heather-clad heathlands, flower-rich meadows, windswept shingle beaches and remote uplands moorland and peat bog. Each SSSI will have a management plan and a list of operations requiring the SNCOs consent prior to carrying out works.

Any activity that recklessly or intentionally harms the SSSI (ASSIs in Northern Ireland) or its flora or fauna will be an offence liable on summary conviction to a fine not exceeding £20,000 or on conviction on indictment to an unlimited fine. If you know the name of the Site of Special Scientific Interest and want to know more about it, you can search for it by country at England, Wales, Scotland or Northern Ireland.

Restrictive Covenants

A restrictive covenant is a promise by one person to another, (such as a buyer of land and a seller) not to do certain things with the land or property. It binds the land and not an individual owner, it "runs with the land". This means that the restrictive covenant continues over the land or property even when the current owner(s) sells it to another person. Restrictive covenants continue to have effect even though they may have been made many years ago and appear to be obsolete.

Covenants or other restrictions in the title of a property or conditions in a lease may require the consent of a third party prior to carrying out some sorts of tree work, including removing trees and hedges. This may be the case even if TPO, CA and felling licence regulations do not apply. It may be advisable to consult a solicitor.

Further information

Further information about TPO legislation can be found in the latest National Planning Policy Framework with particular reference to Tree Preservation Orders and trees in conservation areas.

More detailed information on TPOs: www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#Flowchart-1-Making-and-confirming-TPO

**Source: The Arboricultural Association (24/11/2015 - Last Modified: 01/07/2019) - A brief guide to legislation for trees.*

High Hedges

Part 8 of the Anti-social Behaviour Act 2003 Allows local councils to deal with complaints about high hedges. When councils are determining a complaint, they must first decide whether the height of the high hedge is having an adverse effect on a neighbour's enjoyment of their home and/or its garden or yard. If it is, then councils can order the owner of a high hedge to take action to put right the problem and stop it from happening again. The legislation also allows councils to set and charge fees for handling these complaints.

The government has produced an information leaflet on the subject called Over the garden hedge, which can be found at the following web address: https://www.gov.uk/government/publications/over-the-garden-hedge

Occupiers Liability Act 1957 and 1984 The Occupiers Liability Act (1957 and 1984)

Places a duty of care on tree owners to ensure that no reasonably foreseeable harm takes place to people or property due to their tree. 'Common sense risk management of tree (National Tree Safety Group 2012)' states that, 'The owner of the land on which a tree stands, together with any party who has control over the tree's management, owes a duty of care in Common Law to all people who might be injured by the tree. The duty of care requires that reasonable steps are taken to avoid acts or omissions that could cause a reasonably foreseeable risk of injury to persons or property'.

Common law

Enables pruning back as far as the boundary line only, providing the work is reasonable and does not negatively impact tree health or safety. Other restrictions on tree works, such as tree preservation orders still apply.

Tree Work

All tree work should be carried out in compliance with BS3998: 2010 "Tree work – Recommendations", plus all relevant health and safety legislation, regulations and codes of practice.

Biosecurity

Where there is a risk of transferring pathogens to vegetation at other sites, felling and pruning equipment must be disinfected after use. Also consider brushing mud and debris from soles of boots, and spraying boots and vehicle tyres before leaving the site (suitable disinfectants include Propellar & Cleankill Sanitising Sprays). All disinfectants should be used in accordance with the recommended safety precautions (refer to the material data safety sheet for each product).

Wildlife & Countryside Act 1981 (as amended) and **Countryside and Rights of Way Act 2000**

It is an offence to intentionally or recklessly damage or destroy the nest of any wild bird while it is in use or being built. Please therefore check for the presence of nesting birds before commencing work. Where nesting birds are found to be present, the contractor must stop work immediately and postpone work until further notice.

Conservation of Habitats and Species Regulations 2010 (as amended)

This applies to European protected species which refers primarily to bats.

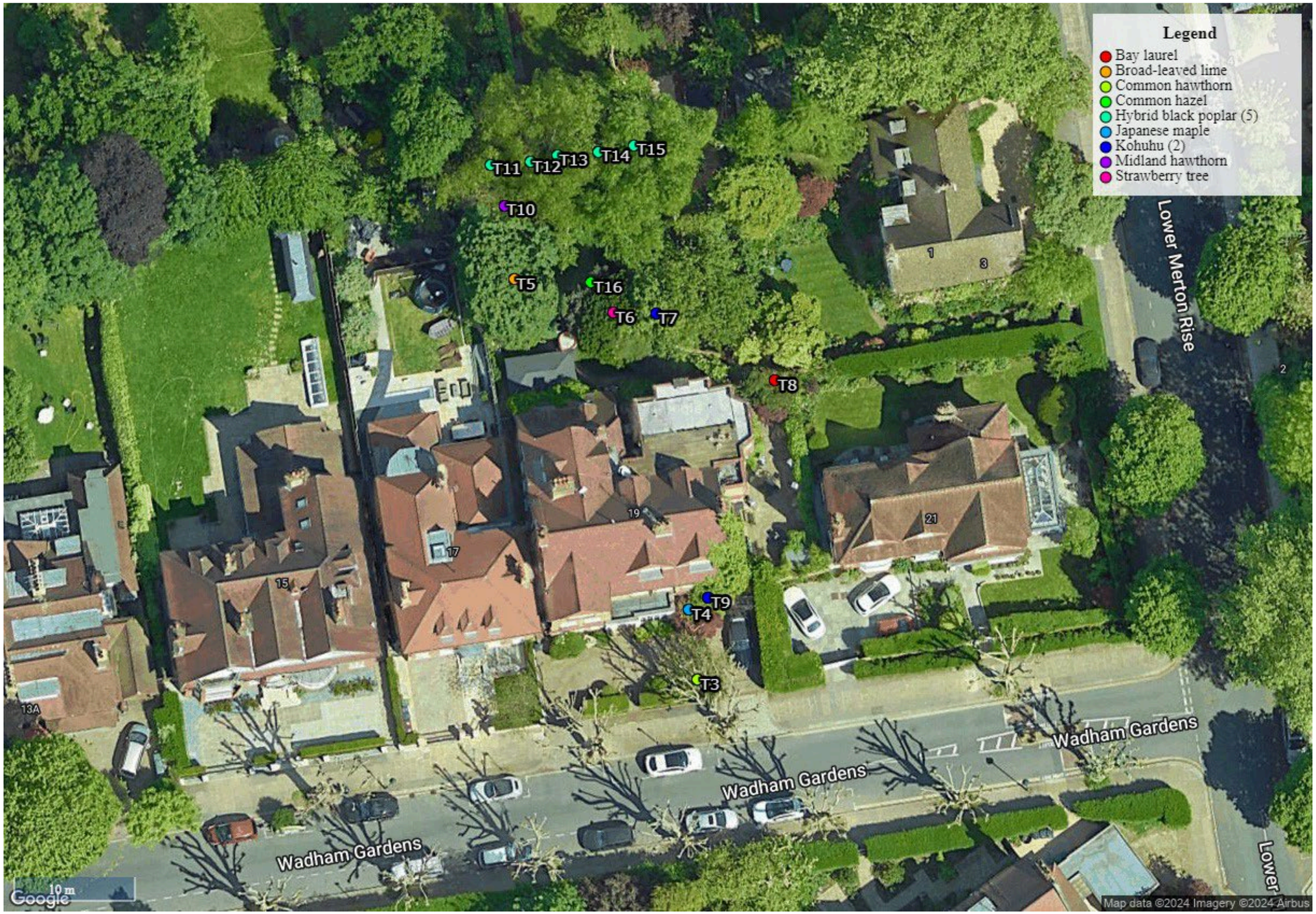
(a) A person is guilty of an offence if he/she:
(i) deliberately captures, injures or kills a protected species,

(ii) deliberately disturbs a protected species,

(iii) damages or disturbs a breeding site or resting place.

When bats are found to be present, the contractor must stop work immediately and postpone work until further notice.

ANNEX 1 - Tree Location Plan



ANNEX 2 – VALID Tree Risk-Benefit Management Strategy

Maria Razmanova

19 Wadham Gardens,
Primrose Hill,
London, NW3 3DN

Tree Risk-Benefit Management Strategy

1 Establishing the context

Trees give us many benefits we need

1 The more obvious benefits that trees give us are visual beauty in the landscape, wood, and the various crops they produce. Wildlife habitat, pollution filtering, and reducing weather and climate change effects are additional values. Trees also have important social value as part of our culture, history, or because they commemorate an important event. As if all these benefits aren't enough. There's an ever-expanding body of scientific evidence that shows trees are essential for our physical health, mental wellbeing, and quality of life.

The overall risk to us from trees and branches falling is extremely low

2 Compared to other everyday risks we readily accept, the overall risk to us from branches or trees falling is extremely low. Our annual risk of being killed or seriously injured is less than one in a million. That's so low, we're at greater risk driving on about a 400km/250mi round trip to visit friends for a weekend than from branches or trees falling over an entire year. Given the number of trees we live with, and how many millions of us pass them daily, being killed or injured by a tree is a rare event. A rare event that usually happens during severe weather.

We can't be an insurer of nature or eliminate the risk from trees

3 Of course, we can't be an insurer of nature. Trees are living structures that sometimes shed branches or fall during severe weather. Since we need the many benefits from trees, we have to accept we can't remove all of the risk. Leaves, bark, cones, nuts, fruits, and small diameter deadwood regularly fall from trees. This natural debris is an Acceptable or Tolerable risk.

1.1 Duty of care

Reasonable
Proportionate
Reasonably practicable

4 We have a duty of care to manage the risk from our trees. The duty also says we should be reasonable, proportionate, and reasonably practicable when managing the risk. That means there's a balance we need to strike between the many benefits trees provide, the risk, and the costs of managing the risk. By taking a balanced approach, we don't waste resources by reducing risk - and losing benefits - when the risk is already Acceptable or Tolerable.

We all have a responsibility to make reasonable decisions

5 We're all expected to act reasonably and responsibly. We can manage our exposure to the higher risk from tree failure that happens during severe weather by not going outside. If we go out during severe weather, we're choosing to accept some of the risk.

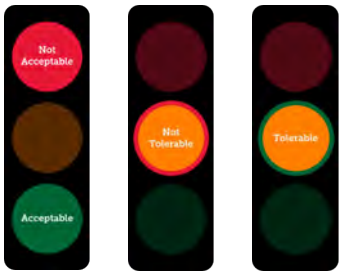
1.2 Risk tolerance

What's an Acceptable or Tolerable level of risk from our trees?

6 The Tolerability of Risk Framework (ToR) is an internationally recognised approach to making risk management decisions. It's used by duty holders where they manage a risk that's imposed on the public. ToR defines Broadly Acceptable and Unacceptable levels of risk. Between these levels is a region where the risk is Tolerable if it's 'as low as reasonably practicable' (ALARP). Put simply, ALARP means the risk is Tolerable if the costs of the risk reduction are much greater than the value of the risk reduction.

1.3 Risk objectives & Risk ratings

Risk ratings are as easy to understand as traffic lights



7 VALID has applied 'ISO 31000 - Risk Management' and the 'Tolerability of Risk Framework' (ToR) to tree risk-benefit management and assessment, which we've adopted. In ISO risk terms, our 'objectives' are to grow, maintain, and conserve trees because of the many benefits they give us we need. And, to manage the risk from tree failure to an Acceptable or Tolerable level. We're going to manage the risk from our trees with **Passive Assessment**. We have four easy-to-understand traffic light coloured risk ratings to show how we'll manage the risk.

Red **Not Acceptable** risks will be reduced to an Acceptable level

Amber **Not Tolerable** risks will be reduced to an Acceptable level, but with a lower priority than red Not Acceptable risks

Amber **Tolerable** risks will not be reduced, but may require an increased frequency of assessment than green Acceptable risks

Green **Acceptable** risks will not be reduced

2 When might a tree be dangerous?

Trees with the highest risk are the easiest to spot

Be watchful after storms

8 When a tree has a risk that might not be Acceptable or Tolerable, it'll usually have an obvious tree risk feature you can't help but notice. Passive Assessment is simply picking up on these features as you go about your day-to-day routine. If you see anything like these features, get in touch with us.

2.1 Root failure

Storms can break tree roots without blowing them over

Signs to look out for are

Change in angle of the trunk
Large cracks in the soil
Hump in the ground on one side

9


2.2 Hanging branches

Don't forget to look up

Branches can break during storms and still hang on

Sometimes they can get stuck up there for quite a while

10

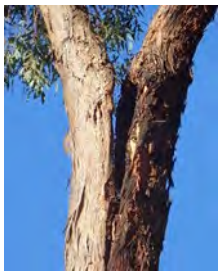


2.3 A crack or split into the wood, beyond the bark

When trees bend and twist in storms the wood can split and crack

Vertical cracks in the bark are just the tree growing well there's no need to worry

11


2.4 Decline & death

To stay healthy and strong trees need 'solar panel' leaves to make food

When trees suffer they often have much less leaf cover and many dead branches

Standing dead trees have great habitat benefits but need checking

12



2.5 Decay fungi fruiting bodies

To decay fungi these 'fruits' are like apples to an apple tree

Decay fungi and trees mostly live happily together creating essential habitat for wildlife

Fungi can sometimes 'eat' too much wood and weaken the tree

13



Photographs
Jake Miesbauer, Michael Richardson, Roy Finch, Mark Hartley, Rick Milson, Andrew Benson, David Abrahams
Felicity Cloake & Wilf, David Humphries, Jack Prynn, Moreton Arboretum, Josh Behounek, Jan Allen

3 Simpler • Clearer • Smarter

The Strategy at a glance

14 Whether you manage or assess tree risk, we're here to help make your life less complicated and more effective.

15 From Strategy to App, we've got all your bases covered with the first complete tree risk-benefit management system. By taking out bafflegab (vague and ambiguous words) and numberwang (questionable maths that you can easily get wrong) from tree risk, we've made it...

16 "***Uncomplicated...intuitive...simpler...clearer...smarter***"

17 This is what Duty Holders, Arborists, and other team members who we've trained as Basic Validators are all saying. They're some words you'll likely use to describe how you feel after you've validated your approach to tree risk.

3.1 Tree risk-benefit management

Reasonable
Proportionate
Reasonably practicable

18 Whether you're a Government Agency, Landowner, or Homeowner you have a duty of care to manage the risk from your trees falling or dropping branches. To fulfil your duty, you should be reasonable, proportionate, and reasonably practicable about managing the risk to an Acceptable or Tolerable level.

19 VALID's got your back here with our full range of ISO 31000 compliant and common sense **Tree Risk-Benefit Management Strategies**. As part of our not-for-profit goals, we've released all the strategies under a creative commons license. That means they're *free* and open to *everyone*. **Validators** can help you customise your strategy. Or, they have an abbreviated *Validator Strategy* that covers you and them.

3.2 Tree risk-benefit assessment

VALID has been stress-tested to breaking point

20 Risk-benefit assessments are carried out under the protective umbrella of our Tree Risk-Benefit Management Strategy. The Strategy does more than 95% of your assessments for you. When you need to carry out a *Detailed Assessment*, you'll use our super smart and intuitive **Tree Risk App**.

21 We've built the engine of the App with a Professor of Natural Hazards & Risk Science. The Professor's an internationally distinguished expert in this field. He's test-driven the model to breaking point:

> *"We have stress-tested VALID and didn't find any gross, critical sensitivities. In short, the mathematical basis of your approach is sufficiently robust and dependable for any practical purpose."*
>
> Willy Aspinall
> Cabot Professor in Natural Hazards & Risk Science
> University of Bristol

3.3 Tree risk ratings

Risk ratings are as easy to understand as traffic lights

22 Yes, it really is that clear and easy to understand. There's no confusion about what vague and ambiguous words or complicated numbers mean. We have four easy-to-understand traffic light coloured risk ratings.

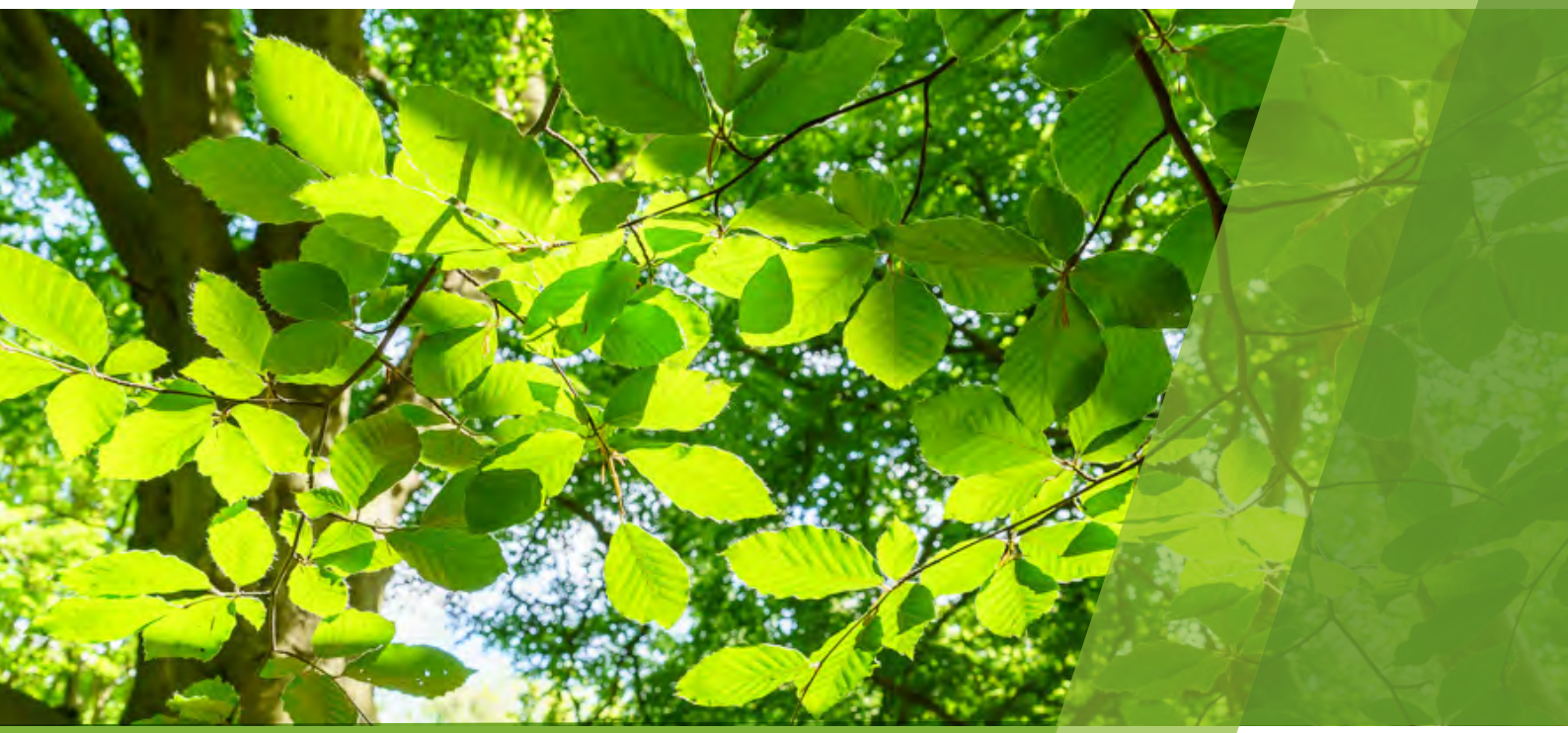
Red	Not Acceptable risks will be reduced to an Acceptable level
Amber	Not Tolerable risks will be reduced to an Acceptable level, but with a lower priority than red Not Acceptable risks
Amber	Tolerable risks will not be reduced but may require an increased frequency of assessment than green Acceptable risks
Green	Acceptable risks will not be reduced

3.4 Tree risk-benefit management advice & training

Visit our Training page
Or get in touch for help

23 We work with Duty Holders to help them manage the risk and benefits from their trees. We also train Arborists to become **Validators**. And personnel who spend a lot of time outside, who aren't Arborists, to be **Basic Validators**.

Greenwood



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