

FILE NOTE

Date	29 August 2024
Claim	[REDACTED]
Policyholder	[REDACTED]

Report Following Site Inspection at
10 Langland Gardens, London, NW3 6PR

We, Woodgate and Clark, having received instructions from the Property Insurers, have undertaken an inspection at the property to ascertain the cause of damage to consider the reinstatement under an insurance Claim.

We attended the property on 29 August 2024 where we were met by [REDACTED] the property manager acting on behalf of the Freeholder, [REDACTED]

Upon arrival it was noted that the tarmac drive at the front of the property had been distorted in a number of areas as a result of mechanical root action from the nearby large pine trees which are sited within the curtilage of the property. The distortions to the drive are very notable and sufficient to pose a distinct health and safety risk insofar as they present a significant trip hazard with the potential of serious personal injury occurring as a result.

Regretfully, we have had to decline the claim as there is no indication or evidence of subsidence on the site. We would advise that the necessary reinstatement would not be possible without the removal of the Pine trees as the presence of the roots under the tarmac is preventing the existing distorted surface material from being removed in preparation for the new level driveway to be installed. In addition, the presence of the roots will cause the new drive to be affected immediately due to the continued growth and spread of the root system. In considering the requirements to rectify the distorted driveway it will be necessary to cut the roots and remove them to facilitate the installation of the required compacted materials to form the sub-base. However it will be necessary to fell the existing trees and remove the root system prior to stripping the existing surface materials, preparing a new sub -base and resurfacing the driveway, as the cutting of the root will only serve to de-stabilise the trees. Therefore, it is the opinion of the writer of this report that the only option to provide a level surface on the drive would be to remove the pine trees to prevent the re-occurrence of the distortions.