



Tree condition survey

Location of trees

Ashworth Hall Farm, Rochdale, OL11 5UP

On instructions of:

Dave outram

Ashworth Hall Farm, Rochdale, OL11 5UP

Date of site visit: 26 February 2025

Report Date: 28 February 2025

Jason Isherwood's Tree Consultancy (Roots and Shoots Arborists Limited)

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Instruction

Roots and Shoots Arborists Limited received instruction from Mr Dave Outram in February 2025 from Ashworth Hall Farm, Rochdale, OL11 5UP (site) to conduct a tree inspection of all the trees on this location. The findings are compiled into this report that has a full table of all the trees listed as well as a second table of recommendations (based upon TRAQ) which has a time scale on which the tree work should take place. There is also a site plan of the location of all the trees. The full table and site map with the location of the trees can be found in the appendix.

1. This report is based on my site observations and the information provided, and I have come to conclusions in the light of my experience. I have 13 years of experience in arboriculture and 29 years in horticulture. I have a HND Horticulture, several CS certs, LANTRA Professional Tree Inspector and International Society of Arboriculture TRAQ Tree Risk Assessment Qualification supported by the ISA Credentialing Council. I am an associate member of the Institute of Chartered Foresters. Also, I am an arb approved contractor with the Arboricultural Association.
2. The advice in this report is underwritten by our professional indemnity insurance to the sum of one million pounds sterling in every claim which covers Jason Isherwood's Tree Consultancy (Roots and Shoots Arborists Ltd)

Survey Methodology

3. Initially, a site map locating each tree and making observations concerning physiological, structural, and overall condition is constructed. This plan of the map is for illustrative purposes only and it should not be used for directly scaling measurements.
4. The limit of the survey is from ground level only and is based on visual observation only, the only tools used are a probe, a Thor sounding hammer, Digital range finder (SLRF600), and binoculars. Any defects in the tree are listed along with recommendations of remedial work. Along with a recommended appropriate timescale with each of the tree work

that is listed. This timescale is not a guarantee of safety regarding any part of the tree failing. Whether a tree is sound or weak, in windy conditions the sail effect can exceed the viable strength and flex of the tree to the point of failure.

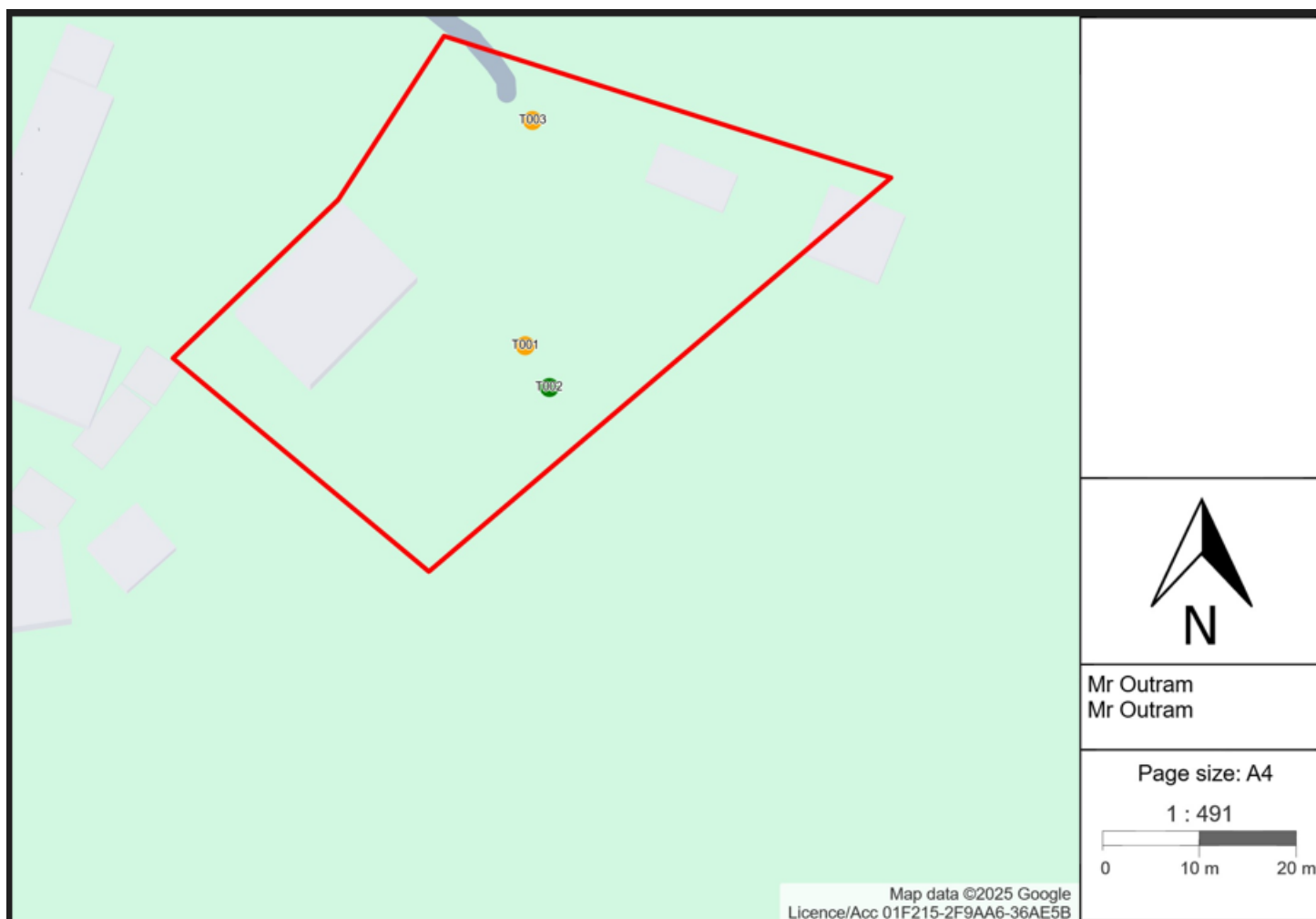
5. The method of risk assessment is called **TRAQ Tree Risk Assessment Qualification**, that is the industry standard used and supported by the International Society of Arboriculture. The methodology is as follows:
6. Establish what type of targets there are: static, movable or mobile targets and approximate the occupancy rate of the targets as either, **Constant, Occasional, Frequent, or Rare**.
7. Make observations and record any parts of the tree that have the potential of failure and could impact any of the targets.
8. Establish the likelihood of failure within in a certain timeframe of a tree or parts of a tree as either, **Imminent, probable, possible, or improbable**.
9. Establish the likelihood within a certain timeframe of a tree failure impacting a target. This is done using the ISA **Matrix 1**, Likelihood matrix, using **likelihood of failure and likelihood of impact**.
10. Assess the consequences of failure which are, **Severe, Significant, Minor, Negligible**.
11. Finally, we use **Matrix 2**, Risk rating matrix using **likelihood of failure and impact combined with consequences of failure** establish a risk rating of **Extreme, High, Moderate, Low**.

Tree Survey Summary

12. On the 26th February 2025, the survey was carried out. The site is located on a plot of land that is next to a country road. There are several residential neighbours, there are a significant number of trees in the locality, the residence is situated on flat land but to the rear there is a significant slope.
13. The number of trees identified that require removal was **two moderate and one low**, which does not include, requiring remedial work pruning epicormic growth, removing deadwood, annual trimming, removing ivy or there is no action required.
14. A full table listing all the trees surveyed in numerical order whether in need of work or not can be found in the details of tree inspection under Appendix 1. I will also include a colour code symbol for ease of cross reference.
15. To ensure that the trees onsite are monitored and assessed properly it is necessary that they are assessed for risk on a set cycle of inspection. It is normal for most trees to have a two-year inspection cycle however in the case of old trees 18 months is recommended with extra inspections after high winds.
16. Report images sometimes have red arrows indicating where dead wood is or other faults and failures. This is only a guide and does not mean that all the dead wood, faults or failures are highlighted with red arrows.

Site Survey Location





Work Schedule of Trees

17. To keep the order of works clear I have ordered the priority of works needed listing from the top down. The categories go from urgent, to three months, to six months to a year. On the site map **urgent or dead is black, three months red, six months amber and a year green.**

Recommendations summary

17. This section orders the work involved in two priorities namely the degree of work involved and the risk ranking of each tree. Where clarity is needed these works can be listed as **Necessary for tree risk mitigation, Optional but advisable, and Optional**, however the burden of proof will be weighted on the risk rating.

Remove tree- Moderate- T001, T003
 Low- T002

All other work listed is either pruning epicormic growth, removing major deadwood on **all** risk trees, annual trimming, removing ivy or there is no action required.

Reason for survey and any works listed–

Under '**Duty of Care**' the person or organisation responsible for the tree must take reasonable care to avoid acts or omissions, which could reasonably be foreseen to be likely to cause harm to persons or property.

Thus, the tree owner will be liable in negligence where: a tree falls or sheds a branch and injury, harm or death is caused as a result.

The injury or harm caused was foreseeable and the people who were injured is someone to whom the tree owner owed a duty of care to, and the injury was caused by a breach of that duty.

Statutes:

Statute laws are made as a result of an act of parliament, the content of which confers duties upon those responsible for trees:

Under the Occupiers liability act 1957 and 1984 there is a duty upon the occupier to take such care as is reasonable to ensure that visitors to their land shall be safe from harm. The duty extends to unlawful trespassers, only insofar as risks which the occupier is aware.

under section 3 (1) of the health and safety at work act 1974 places general duties upon employers and the self-employed to those other than employees and states:

"It shall be the duty of every employer to conduct his undertaking in such a way as to ensure, so far as is reasonably practicable, that persons not in his employment who may be affected thereby are not exposed to risks to their health and safety." (Reference Lantra Awards - Professional Tree Inspection - workbook - version 4)

Tree Survey Report

Client:	Mr Outram	
Site:	Mr Outram	
Overall Condition	No. trees	
Poor	3	
Total	3	

Ref.	Species	Description	Measurements	Survey Notes	Overall Condition	Risk Rating	Inspect Period	Recommendations	Photo
T001	Ash (<i>Fraxinus sp.</i>)	Target # - dwelling. Target # - footpath. - Occupancy - Constant(4).	Height (m): 20 Stems: 2 Life Stage: Mature	The tree is situated on a steep slope where the soil profile is poor and the land has slipped and there have been two other root plate failures. This has resulted in two trees falling into the garden. The tree is covered with ivy. The crown is asymmetrical towards the east	Poor	Moderate	1 Year	Tree risk mitigation: remove the tree. Timescale: 26-Aug-2025 (6 Months)	
T002	Leyland cypress (<i>X Cuprocyparis leylandii</i>)	Target # - footpath. - Occupancy - Occasionally(2).	Height (m): 12 Life Stage: Semi Mature	Previous failure of one of the two stems on the tree. Significant rot at the point where the stem failed	Poor	Low	1 Year	Tree risk mitigation: remove the tree. Timescale: 26-Feb-2026 (1 Year)	

T003	Sycamore (<i>Acer pseudoplatanus</i>)	Target # - car park. Target # - dwelling. Target # - overhead wires. Target # - road. Target # - street lights. - Occupancy - Constant(4).	Height (m): 15 Life Stage: Mature	The tree is co dominant within a metre of the root plate. The soil level is forty centimetres higher on the North east side. Ivy is growing up the trunk of the tree. The stem on the North side has a significant amount of bark missing from the trunk of the tree. The wood underneath is discoloured. Much of the wood is black and beginning to rot. On the highest point where the bark is missing the bark is continuing to flake and fall off the tree. The wound is beginning to occlude but too late in this case. Although only one side is clearly affected the tree ought to be	Poor	Moderate	1 Year	Tree risk mitigation: remove both sides of the tree. Timescale: 26-Aug-2025 (6 Months)	
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			treated as a whole. Leaving the other half of the tree would leave the crown of the tree artificially asymmetrical as and potentially destabilise the root plate of the tree.				
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Site Photos

T001



T001



T001



T001



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T002



T002



T003



T003



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T003



T003



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Implementation of works.

17. All tree works should be carried out to BS3998/2010. The work should conform to the work at height regulations 2005. It is advisable to select a contractor who is approved by the Arboricultural Association.
www.trees.org.uk/contractors.htm

Statutory wildlife obligations

18. The wildlife and countryside act 1981 as amended by the countryside and rights of way act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.

Trees subject to statutory controls

19. If these trees are covered by a tree preservation order or located in a conservation area, it will be necessary to consult the council before any pruning works other than certain exemptions where tree work can be carried out. The works specified above are necessary for reasonable management and should be acceptable to the council. However, tree owners should appreciate that they may take an alternative point of view and have the option to refuse consent.

Disclaimers

20. There have not been any checks done with reference to any statutory controls that may apply, for example, Tree Preservation orders, conservation areas or any other planning conditions.
21. The survey technique employed is conducted strictly from ground level and relies solely on observational methods. The only tools used during the survey include a probe, a Thor sounding hammer, and a Digital Range Finder (SLRF600). All data collected and recorded are specific to the time of the survey. It is important to note that tree conditions may change over time due to factors such as disease, wind, or excavation activities for construction. In cases of high winds, a follow-up inspection should be requested to assess any potential risks. Additionally, any change in land use may alter the risk assessment. For these reasons, it is recommended that a regular inspection schedule be established and agreed upon to ensure the site remains up to date and any potential risks are promptly identified.
22. All content within this report is copyrighted by Jason Isherwood's Tree Consultancy (Roots and Shoots Arborists Ltd), unless otherwise used under license. Reproduction of this report is prohibited unless explicitly authorized in writing.
23. This report has been prepared exclusively for the use of the client named herein. It does not constitute advice to any other party, by any means. No third party may rely on this report without a written agreement. Jason

Isherwood's Tree Consultancy (Roots and Shoots Arborists) accepts no liability for any damages or losses incurred from relying on the observations recorded in this report.

24. Any edits, deletions, or alterations to this report will render it null and void. The report will also be considered void in the event of extreme weather or any failures arising from unforeseen circumstances. The author accepts no liability for any issues arising from misinterpretation, misreading, or misrepresentation of the report's contents. Jason Isherwood's Tree Consultancy (Roots and Shoots Arborists) is solely responsible for the contents of the report that have been invoiced; we are not liable for any work carried out based on the report.

Appendix 1

Work Schedule of trees



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Appendix 2

Tree risk mitigation -v- Tree Management best practices

Tree risk mitigation refers to the process of identifying, assessing, and managing potential risks associated with trees, especially in urban, suburban, or developed environments. This process aims to reduce the likelihood of tree failure or damage to property, people, or infrastructure by addressing hazards such as weak or decayed branches, unstable roots, or poor tree structure.

The goal of tree risk mitigation is to implement corrective actions, such as pruning, cabling, removal of hazardous trees, or other preventive measures, to minimize the potential impact of tree-related incidents. Proper risk mitigation ensures that trees continue to provide their ecological, aesthetic, and social benefits while reducing the dangers they may pose.

And

Tree management best practices refer to a set of guidelines, strategies, and techniques designed to promote the health, safety, and longevity of trees. These practices ensure that trees are maintained in a way that supports both their natural growth and their role in the environment.

Key aspects of tree management best practices include:

1. **Pruning and Maintenance:** Regular pruning to remove dead, diseased, or damaged branches, as well as to shape the tree for healthy growth and structural integrity.
2. **Planting and Selection:** Choosing the right tree species for the location, considering factors such as soil type, climate, space, and the tree's potential for growth.

3. **Watering and Fertilization:** Ensuring proper irrigation, especially during drought periods, and providing nutrients for optimal tree growth.
4. **Pest and Disease Management:** Monitoring for pests and diseases and taking preventive measures or applying treatments when necessary.
5. **Soil Care:** Maintaining healthy soil conditions through proper mulching, aeration, and avoiding soil compaction around tree roots.
6. **Tree Risk Assessment:** Identifying and mitigating risks associated with weakened or hazardous trees, especially in urban environments.
7. **Environmental Considerations:** Promoting biodiversity by protecting native species and ensuring trees provide ecological benefits, like supporting wildlife or improving air quality.

By following tree management best practices, tree owners and care professionals help ensure trees are safe, healthy, and beneficial to the community and environment over the long term.

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