# ARBORICULTURAL HEALTH & SAFETY REPORT



M S (Tree) W Consultancy Ltd

**SITE ADDRESS:**

St Neots Hospital,
Howitt's Lane,
Eynesbury,
St Neots, Cambs,
PE19 2JA

**FOR:**

Elysium Healthcare, 2 Maxwell Road,
Borehamwood,
WD6 1JN

**DATED:**

21st October 2024

## Introduction

The scope of the survey is to provide an evaluation of the health and safety of the trees on the aforementioned site and provide a schedule of work within a given time frame of recommended works. Each tree has been plotted on to an O.S. map by GPS coordinates and allocated a number prefixed with T for single trees and G for groups followed by a number; plan ref SMW/TS/Elysium/St Neots/2024

## Scope and Limitations of Survey

- The survey and this report are concerned with the Arboricultural aspects of the site only.
- This survey is restricted to trees within the site or those outside the site that may be affected. No other trees were inspected.
- It is based on a ground level tree assessment and examination of external features only – described as the 'Visual Tree Assessment' method expounded by Mattheck and Breloer (The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994).
- No plant tissue samples were taken, and no internal investigation of the trees was carried out.
- No soil samples were taken, or soil analyses carried out.
- The risk of tree-related subsidence to structures has not been assessed.
- SMW (Tree) Consultancy Ltd have no knowledge of existing or proposed underground services.

## Site description:

A hospital site with car parking and front and rear grassed areas. The site is boarded by residential property and an assisted living site. The site also boarders Howitt's Lane.

## Site Brief

SMW (Tree) Consultancy Ltd was instructed by Mr Robert Lane as part of the obligation to carry out a health and safety inspection of the trees within the site and compile the information in a presentable form (excel spreadsheet).

Please find detailed below our health and safety report based on the assessment of the tree situated on the property stated on the covering page. All recorded trees are fully detailed on the accompanying spreadsheet, as well as any recommendations.
This undertaking is to provide sufficient information to comply with insurance company requirements, your duty of care regarding health and safety and to develop a management plan for the necessary tree surgery works. Any high-risk trees will be highlighted as urgent/within 3 months and brought to your attention as requiring immediate action.

## Site visit:

The site was visited on 8th October 2024. The weather was changeable but partly cloudy/partly sunny. Trees in general above 30cm diameter where assessed, and comments raised regarding certain trees outside the grounds as necessary, no access was made into any third-party property without permission.

## Recorded Trees

This health and safety tree survey commences at tree number 1 (from herein called T1) and concludes with tree number 3 (T3).
T1 is located in the rear grassed are of the site and has picnic benched and patio located under its crown.
T2 and T3 are located within the site's front grassed are between the site's car parking area and Howitt's Lane.

## Comments:

T1 has sustained excessive bark loss on the south side of the main stem, which is likely to lead to the decay of the exposed wood tissue.

T2 has many high target areas underneath it, which presents a concern due to the trees condition and structure. Though the tree is heavily covered in epicormic growth, large old decaying pruning wounds are still somewhat visible. Furthermore, the Phytophthora infection noted on previous inspections has progressed.
There are several low branches which are interfering with portacabins under the crown.
There is a large limb which extends to the south towards 16 Howitt's Lane, to which the weight of the limb is overbearing on the union and thus need to be shorted to somewhat alleviate this.
T3 has a significantly distorted crown due to a previously removed ceder which was in close proximity to this tree. The tree has had extensive surgery in the past and presently contains three cobra type cable braces, due to the weak fork unions throughout the tree.
There is a notable depression on the south-west stem, likely due to the weight of this large limb which extends over the car parking area. It is recommended that the lowest limb of the triple bifurcation is removed to alleviate some of the loading. As per the below photograph:



## Tree work recommendations:

To ease with the identification of the urgent and priority works they have been highlighted on the spread sheet, blue for within 6 months and green for within one year. There are certain trees with defects or issues which require specialist annual reviews, please refer to the survey schedule for this information.
All work recommendations will be detailed in the survey schedule.
All the work is spread over a two-year period and detailed in the main survey. Any alterations to the time scales will be detailed on the survey schedule.
Prior to commencement of any tree work it will be necessary to contact the Local authority to determine if there are any restrictive orders affecting the site and if necessary, apply to which this report can be used to support it.
A copy of this report should be made available to the Tree contractors who are providing quotes for the recommended works and to ensure that when carrying out the work, it is to the report's standard and level of work.

All recommended work should be carried out to meet current B.S. 3998 2010 or it is superseded release, to a minimum. The work should be carried out by a competent professional contractor who complies with the latest health and safety requirements.

If there are any defects which the Arboricultural contractor observes during the works that additional advice is required, then we would advise that they contact us to discuss them, so an alternative procedure can be determined. If trees are densely covered in ivy, this prevents a full inspection of the trees and should be severed and a 2m section removed from ground level upwards, this should be severed over a three-year period in accordance with the work schedule, this will avoid the disruption to wildlife and allow re inspection to be carried out.
The purpose of carrying out these inspections is to maintain a safe site for all persons entering it. If the works are not implemented, then this safety aspect cannot be maintained.
Where tree felling is recommended, if the volume exceeds 5 cubic metres in a calendar quarter and more than 2 cubic metres is sold, a felling licence will be required. Please refer to the forestry web page www.forestry.gov.uk for more information. It is the responsibility of the appointed tree contractor to obtain this if required.
As with any tree we would recommend an annual, sesquiennial or biennial inspection, this can be found on the survey schedule spreadsheet.
We hope this report meets with your approval. If any further information is required, please do not hesitate to contact us.

FINAL REPORT

We hope this report meets and supersedes all the requirements and should you require any further assistance or advice please do not hesitate to contact us.

The purpose of carrying out this Health and Safety Tree Survey and as important instigating the recommended works is to comply with the legal aspects under the Occupiers Liability Act 1957 & 1984, Chapter 3, in addition to comply with the insurance conditions imposed upon the sites. Failure to uphold these conditions could result in prosecution of the senior site person and exclusion for insurance cover. The latter section comes under the CORPORATE MANSLAUGHTER AND CORPORATE HOMICIDE ACT (2007) Chapter 19 (Corporate Homicide in Scotland) companies or organisations whose gross negligence causes death of an individual could now face prosecution for manslaughter. The fines are unlimited. Immunity from prosecution from the Crown has been removed.
Yours faithfully

Steve Wood
For and on behalf of
SMW (Tree) Consultancy Ltd

FINAL REPORT

M S(Tree)W Consultancy Ltd

Services


Health & Safety Tree Surveys


Development Tree Reports


Pre-Planning Development Reports


Planting Schemes

Report by SMW (Tree) Consultancy Ltd,
Tel: 01276 38565
Email: info@smwconsultancy.co.uk

| Tree ID | Species | Abbreviation | Age | Height | General Condition | Overall Condition | Action | Priority | Comments | Inspection Frequency | Date | Ownership |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T1 | Beech (Fagus sylvatica) | BE | Mature | Medium | Leaf Condition - Normal,<br><br>Branches - Weak Forks;<br>Close to building/Structure;<br>Biased Crown;<br>Previously shortened branches;<br>Rubbing branches,<br><br>Stem - Single stemmed tree.;<br>Weak Bifurcation;<br>Included Bark fork;<br>Slight Lean;<br>Bark Wounds;<br>Old pruning wounds,<br><br>Roots - Restricted root development area;<br>Root Decay | Average | Crown thin by 20%;<br>Crown lift to 4m above ground level | Within 1 year | Tree is located in the rear section of the property, with numerous picnic tables and grassed areas around the base of the tree and under the crown. Main stem bifurcates at 1.2m and 2.5m, all with weak fork unions. There is excessive bark loss on the south side of the tree which is showing signs of wood tissue exposure but no decay present at the time of the inspection. | Two years | 08.10.24 | Hospital |
| T2 | Horse chestnut (Aesculus hippocastanum) | HC | Over Mature | Large | Leaf Condition - Horse chestnut leaf miner infection,<br><br>Branches - Weak Forks;<br>Decaying Old Pruning wounds;<br>Low Branches over grassed area;<br>Previously shortened branches;<br>Close to building/Structure,<br><br>Stem - Single stemmed tree.;<br>Decaying old pruning wounds;<br>Bark Wounds;<br>Old pruning wounds;<br>Epicormic growth;<br>Decaying Cavities;<br>Phytophthora Ramorum fungal infection,<br><br>Roots - Located on a slope;<br>Restricted root development area | Average | Clear building/structure by 2.0m;<br>Remove epicormic growth;<br>Shorten the branches by (See Comments) | Within 6 months | Tree is located in the site frontage near number 16 Howitt's Lane which has two boundary walls on the east and south side of the tree. Main stem has a number of old pruning wounds and Phytophthora infection, which is obscured by dense epicormic growth which needs to be removed entirely up to a height 8.5m above ground level. Tree has been reduced in the past with overall height and several large limbs also shortened, these have resulted in wounds which have some decay present to which a climbing inspection was conducted which stated no significant issues were found. Crown spread North 3.87m, East 7.62m, South 6.308m, and West 6.146m. Shorten large limb to the south-east by approximately 1.5m to 2m to suitable growth points. | Two years | 08.10.24 | Hospital |

RED HIGHLIGHTED TEXT — COMPLETED WITHIN 3 MONTHS
BLUE HIGHLIGHTED TEXT — COMPLETED WITHIN 6 MONTHS
GREEN HIGHLIGHTED TEXT — COMPLETED WITHIN ONE YEAR
ORANGE HIGHLIGHTED TEXT — COMPLETED WITHIN TWO YEARS

Report by SMW (Tree) Consultancy Ltd,
Tel: 01276 38565
Email: info@smwconsultancy.co.uk

| Tree ID | Species | Abbreviation | Age | Height | General Condition | Overall Condition | Action | Priority | Comments | Inspection Frequency | Date | Ownership |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T3 | Horse chestnut (Aesculus hippocastanum) | HC | Over Mature | Large | Leaf Condition - Horse chestnut leaf miner infection,<br><br>Branches - Previously shortened branches; Previously reduced crown; Cable brace present; Decaying Old Pruning wounds; Dense crown; Biased Crown,<br><br>Stem - Single stemmed tree.; Weak Bifurcation; Included Bark fork; Decaying old pruning wounds; Bark Wounds; Old pruning wounds; Epicormic growth; Ivy preventing full inspection; Phytophthora Ramorum fungal infection; Secondary stem compression,<br><br>Roots - Restricted root development area; Located on a slope | Average | Crown lift to 5.5m over Highway/road; Sever Ivy. Remove to 2m above ground level.; Remove sucker growth; Remove epicormic growth; Remove selected branches (see comments) | Within 6 months | Located in the sites frontage in large grassed area approximately 6m from the boundary wall and main highway. Tree has had extensive surgery conducted in the past with an overall height reduction and shortening of lateral limbs. Several cobra style braces have been inserted. Stem to the south-west originating from the main stem at 3m, as a depression contusion approximately 8, which is causing a structural weakness. Recommend the removal of a large branch approximately 12m above ground level with a small decaying cavity with a stem diameter of approximately 250mm to be removed back to the main stem. Remove epicormic growth to a high of 6m above ground level. North 7.23m, East 6.64m, South 3.7m, and West 6.9m | Two years | 08.10.24 | Hospital |

RED HIGHLIGHTED TEXT — COMPLETED WITHIN 3 MONTHS
BLUE HIGHLIGHTED TEXT — COMPLETED WITHIN 6 MONTHS
GREEN HIGHLIGHTED TEXT — COMPLETED WITHIN ONE YEAR
ORANGE HIGHLIGHTED TEXT — COMPLETED WITHIN TWO YEARS

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SMW (Tree) Consultancy Ltd

Health and safety tree survey at Elysium St Neots, Howitt's Ln, Eynesbury, St. Neots PE19 2JA

SCALE : 1 : 250 @ A3

DATE : 09/10/2024

MAP FILENAME : SMW/TS/Elysium/St Neots/2024

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bury
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HOWITT'S LANE

1 to 12

Elm House

T3
HC

T2
HC

St Neots

1 to 48

T1
BE

The Folly