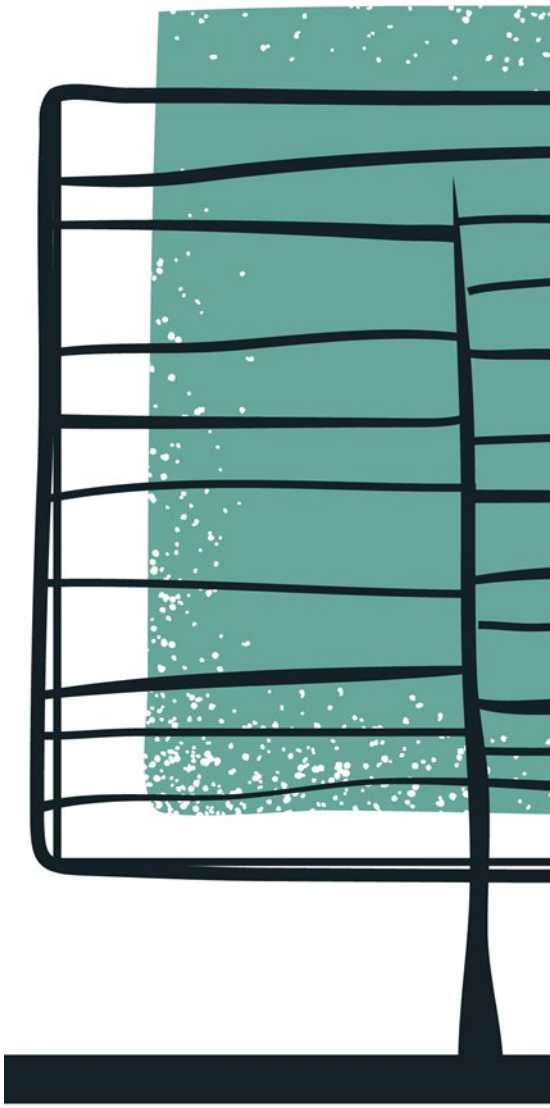


Lally TREE MANAGEMENT

Report No: LTM0141.VTA.01

Date: 13/12/2020

Project: Parkfield Court, 38-40 Barlow Moor Road, Didsbury, M20 2GE

Tree Health & Risk Assessment

Inspection Record

Date of Inspection	Surveyor
07/12/2020	Matthew Lally. FdSc MArborA

Lally Tree Management
36 Goldsworthy Road, Urmston, Manchester, M41 8US
[T] 07305 740120 [E] matt@lallytreemanagement.co.uk [W] https://www.lallytreemanagement.co.uk/

This report is the property of Lally Tree management. This report may only be reproduced or disclosed to third parties
with express written consent from Lally Tree Management.

Revision	Date	Prepared by	Status
Final	13/12/2020	M. Lally	Complete

1.0 INTRODUCTION

1.1 Professional Details

1.1.1 My name is Matthew Lally and I have been working and studying in the Arboricultural Industry for over 16 years. I have many years practical experience as an arborist and professional experience as a consulting arboriculturalist.

1.1.2 I so far hold the following Arboricultural qualifications and technical memberships:

- FdSc Arboriculture
- LANTRA Profession Tree Inspection Certificate
- VALID - Validator
- Associate Member of the Institute of Chartered Foresters
- Professional Member of the Consulting Arborist Society
- Professional member of the Arboricultural Association

1.2 Tree Condition Assessment (VALID Approach)

1.2.1 This report was commissioned by Ben Ford of Project & Building Consultancy on behalf of Ian Matkin of Touchstone Property Management, 2 Crescent Office Park, Clarks Way, Bath, BA2 2AF. Its purpose was to carry out a site visit and to make a visual assessment of all the trees standing within the grounds of Parkfield Court, 38-40 Barlow Moor Road, Didsbury as shown on the site plan in Appendix Two.

1.2.2 This document has been completed using the VALID approach to risk management. Full details have been made available in Appendix Three of this report. The trees conditions and recommendations for management should be read in conjunction with the data tables of Appendix One and site plan of Appendix Two.

1.2.3 The survey on which the findings of this report are based was undertaken on 07/12/2020.

1.2.4 A Basic Assessment was undertaken on all trees by foot from easily accessible ground (A description of the Basic Assessment can be found in Appendix Three). At the Basic Assessment level, we aim to find trees with obvious features where the risk might not be Acceptable or Tolerable.

1.2.5 We'll carry out a Detailed Assessment on these trees. Unless individual trees have been picked out for a Detailed Assessment, the risk will be recorded as Acceptable at this Basic Assessment level. Further details of the levels of assessment can be found in Appendix Three.

1.2.6 Any Detailed assessments will be reported using the VALID App software and a copy of the report will be available in Appendix Four.

1.2.5 All comments and recommendations have taken into account the location of each tree, their surroundings and their likely impact on persons or property.

1.2.5 The limitations of this report are restricted to the persons, time, information made available, and purpose for which this report has been prepared.

2.0 FINDINGS

2.1 The trees were visually assessed and given an identification number which is marked clearly on the site plan. The results are clearly described in the data tables of Appendix One and site plan of Appendix Two.

2.2 To give assistance in reading the findings the following glossary has been produced.

Arboricultural Glossary of Terms

The following terms are concurrent with best Arboricultural practice and within the guidelines set by the International Society of Arboriculture (ISA), the Arboricultural Association (AA) and the British Standards Institute (BSI).

Age Range: Age is site specific and categorised:

Young (Y)	Newly Planted trees that have not yet established
Semi-Mature (SM)	Established trees up to 1/3 of expected height, stem girth and crown spread
Early Mature (EM)	Between 1/3 and 2/3 of expected height, stem girth and crown spread
Mature (M)	Between 2/3 and full expected height, stem girth and crown spread
Fully Mature (FM)	Full expected height, stem girth and crown spread
Over Mature (OM)	Exceeding life expectancy & Evidence of die back in crown.
Senescent (S)	In advanced stages of decline

Height: Height was estimated and recorded in five metre intervals such as: 0-5, 6-10, 11-15, 16-20, 21-25 and 26+

T/G/W/H - T = Tree. G = Group. W= Woodland. H = Hedge

Condition: Assessment of current physiological and structural condition incorporating vigour and vitality. Condition is to be categorised as follows:

A – Tree needing little, if any attention
B – Tree with some risk features, or in the early stages of physiological stress
C – Tree with significant risk features and/or extremely stressed
D – Tree that is dead, biologically/physically moribund or dangerous

Priority Rating:

Priority Rating		
1	Immediate	Action should be taken immediately
2	High	Works should be undertaken within 4 weeks
3	Moderate	Work should be implemented in a programme of works (within 6 months, unless otherwise stated).
4	Low	Work that would benefit the trees or other issues. Work not considered essential but should be implemented if funding becomes available.

Definition of Physiological & Morphological Terms

Adaptive Growth - The process whereby wood formation is influenced both in quantity and in quality by the action of gravitational force and mechanical stresses on the cambial zone.

Cankers - A localised area of dead bark and cambium on a stem or branch which can be caused by bacterial or fugal agents.

Cavity - An open area within the stem or branches of the tree. The cavity forms by the presence of fugal decay.

Chlorotic Leaf - Lacking in chlorophyll, typically yellow in colour.

Compartmentalisation - The physiological process that creates the chemical and mechanical boundaries that act to limit the spread of disease and decay organisms.

Coppicing - An ancient form of woodland management that involves repetitive felling and re-growth on the same stool, near to ground level.

Compression wood – A type of wood found in Gymnosperms (Coniferous Trees) that is created as a rection to compressive forces. This type of wood is more resistant to compressive forces than normal wood.

Crack - A split in the stem or branch, involving bark and/or underlying wood. These may be vertically and horizontally orientated.

Decay - Process of degradation of woody tissues by fungi and bacteria through decomposition of cellulose and lignin.

Deadwood - Deadwood is often present within the crown or on the stems of trees. In some instances, is may be an indication of ill health, however, it may also indicate natural growth processes.

Design Wind Load- The maximum static load to which a tree is expected to be exposed during a chosen extreme wind event. It is the interaction between

the wind force and the size and shape of the crown of the tree. Design Wind Load is expressed as a moment.

Girdling Root - Root which circles and constricts the stem or roots causing death of phloem and/or cambial tissue.

Hazard Beam - An upwardly curved branch in which strong internal stresses may occur without the compensatory formation of extra wood (longitudinal splitting may occur in some cases).

Included Union - Pattern of development at branch junctions where bark is turned inward rather than pushed out. Potential weakness due to a lack of a woody union.

Ivy Growth - Ivy growth may ascend into the tree's crown, increasing wind resistance, concealing potential defects and reducing the tree's photosynthetic capacity. Ivy growth is often acceptable in woodland areas as a conservation benefit.

Live Crown Ratio - The relative proportion of photosynthetic mass (leaf area) to overall tree height.

Root Plate Lift - The physical movement of the rooting plate causing soils to shift and crack. May occur during adverse weather conditions. Trees may become unstable.

Suppressed - Trees which are dominated by surrounding vegetation and whose crown development is restricted from above.

Topping - A highly disfiguring practise, likely to cause severe xylem dysfunction and decay in major structural parts of the wood.

Wound - Any injury, which induces a compartmentalisation response.

Wound wood - Wood with atypical anatomical features, formed in the vicinity of a wound and a term to describe the occluding tissues around a wound as opposed to the ambiguous term "callus."

Woodland Structure - The vertical and horizontal arrangement of trees within a group or woodland i.e. Dominant - trees with a crown above the upper layer of the canopy, Co-dominant - trees that define the general upper edge of the canopy, Intermediate - trees that have been largely overgrown by others, Suppressed - trees that have been overgrown and occupy an under storey position and grow slowly, often severely asymmetrical.

Note: The definitions described above, may not necessarily be included within the Arboricultural Survey Data.

3.0 RECOMMENDATIONS

3.1 It is recommended that all works to the trees be carried out in accordance with the data tables of Appendix One in order to bring them into good management and continue long-term tree cover in this area. The works can be summarised as follows:

Priority	Other	Prune	Fell
1	-	-	-
2	-	-	-
3	3917, 3922	3911, 3916, 3926	-
4	3897, 3898, 3905, 3906, 3914	3899	-

Priority Rating:

1 - Immediate- Action should be taken immediately
2 - High – Works should be undertaken within 4 weeks
3 - Moderate - Work should be implemented in a programme of works (within 6 months, unless otherwise stated)
4 - Low - Work that would benefit the trees or other issues. Work not considered essential, but should be implemented if funding becomes available

3.2 Standard of work

All tree work undertaken should be done in accordance with British Standard 3998:2010 and by competent contractors who are insured with public liability cover of at least two million pounds.

3.3 Statutory controls

After consultation with Manchester City Council, it has become clear that the property/land is within Blackburn Park Conservation Area so will require planning permission for the work to the trees. You can apply at www.planningportal.co.uk. There is no fee for the application. For information, there is no Tree Preservation Order that affects the property/land.

3.4 Wildlife

All operations should take account of wildlife needs and be planned to take advantage of weather conditions and time of year for minimum damage and disturbance. If any protected species or nesting birds are present or discovered while the works are taking place all work should cease until contact has been made with Natural England for further advice. Natural England can be contacted on 0845 600 3078 or by e-mail to: enquiries@naturalengland.org.uk. Specific consideration should be given to the possible presence of roosting bats, which are protected by the Wildlife and Countryside Act 1981 (schedule 5) and included in schedule 2 of the Conservation Regulations 1994. Ideally, a survey should be carried out to identify any potential roost sites and if bats are found to be present advice should be sought form a person qualified and experienced in handling such matters and fully conversant with the implications of the Act.

3.5 Repeat survey's

The frequency of the repeat surveys can be found in the tree schedule in Appendix One titled "next survey (months)".

4.0 Additional Notes

4.0.1 It was noted when undertaking this survey that the area to the rear of the site (from 3913 to 3921) adjacent to the car parking area was very dark. Residents had lights on during the day and the area felt dark and damp.

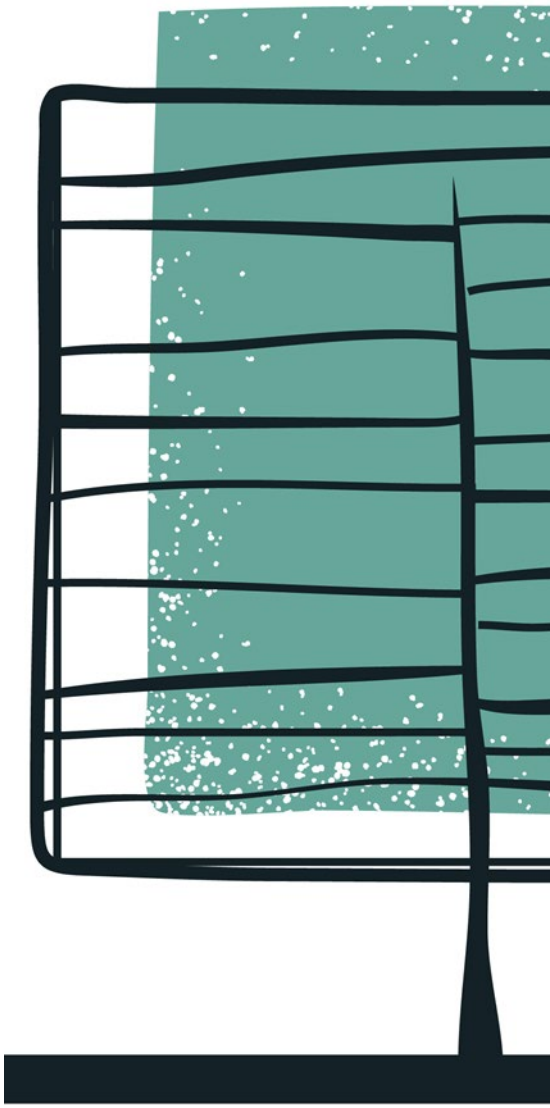
4.0.2 The removal of some of these trees would benefit the residents and would not have an effect on the look of the area. The following recommendations would help improve light levels in this area.

4.0.3 Crown lift to 5m: 3910, 3915, 3919, 3916

4.0.4 Fell: 3911, 3912, 3917, 3918, Fell Ash trees from 3921

4.0.5 The recommendations in 4.0 are not based on a risk assessment but based on light levels only.

Appendix One.
Tree Survey Data



TREE RISK ASSESSMENT
TREE SCHEDULE

VALID
Tree Risk-Benefit Validator

Lally TREE MANAGEMENT

DATE OF SURVEY: 07/12/2020 **JOB REFERENCE:** IDV0141.VTA.01 **SITE ADDRESS:** 38-40 Barlow Moor Rd

Tree No.	T/G/W/H	Species	Height (m)	Age Class	Condition	Survey Type	Risk	Comments	Recommendations	Priority Rating	Next Survey (Months)
3892	T	Cherry	6 to 10	EM	B	Basic	Acceptable	Average form and vitality. Located on front boundary. Acceptable condition.	**No action**	**-**	**36**
3893	T	Birch	11 to 15	EM	A	Basic	Acceptable	Good form and vitality. Located on front boundary. No risk features observed.	**No action**	**-**	**36**
3894	T	Hornbeam	11 to 15	SM	A	Basic	Acceptable	Good form and vitality. Located on front boundary. Acceptable condition.	**No action**	**-**	**36**
3895	T	Cherry	0 to 5	SM	B	Basic	Acceptable	Good form. Average vitality. Multiple pruning wounds showing signs of occluding. Acceptable condition.	**No action**	**-**	**36**
3896	T	Whitebeam	6 to 10	SM	A	Basic	Acceptable	Located at front of property. Acceptable condition.	**No action**	**-**	**36**
3897	T	Apple	0 to 5	SM	A	Basic	Acceptable	Good form and vitality. Multi stemmed. Ivy on stem.	**Remove ivy to aid future inspections**	**4**	**36**
3898	T	Cherry	6 to 10	SM	B	Basic	Acceptable	Located at front of property. Ivy on stem. Asymmetrical crown due to adjacent trees.	**Remove ivy to aid future inspections.**	**4**	**36**
3899	T	Hornbeam	11 to 15	EM	A	Basic	Acceptable	Good form and vitality. No risk features observed. Branches touching phone wires.	**Clear phone wires**	**4**	**36**
3900	T	Birch	11 to 15	EM	A	Basic	Acceptable	A tree of good form and vitality located on front boundary. Minor deadwood. Acceptable condition	**No action**	**-**	**36**

Priority Rating

1 - Immediate- Action should be taken immediately

2 - High – Works should be undertaken within 4 weeks

3 - Moderate - Work should be implemented in a programme of works (within 6 months, unless otherwise stated)

4 - Low - Work that would benefit the trees or other issues. Work not considered essential, but should be implemented if funding becomes available

TREE RISK ASSESSMENT
TREE SCHEDULE

VALID
Tree Risk-Benefit Validator

Lally TREE MANAGEMENT

DATE OF SURVEY: 07/12/2020 **JOB REFERENCE:** IDV0141.VTA.01 **SITE ADDRESS:** 38-40 Barlow Moor Rd

Tree No.	T/G/W/H	Species	Height (m)	Age Class	Condition	Survey Type	Risk	Comments	Recommendations	Priority Rating	Next Survey (Months)
3901	T	Robinia	6 to 10	SM	B	Basic	Acceptable	A tree of good vitality located on front boundary. Leaning but of little concern. Acceptable condition.	**No action**	-	**36**
3902	T	Birch	11 to 15	EM	A	Basic	Acceptable	Good form and vitality. No risk features observed.	**No action**	-	**36**
3903	T	Hornbeam	11 to 15	SM	A	Basic	Acceptable	Good form and vitality. Some tight forks but of little concern. Acceptable condition.	**No action**	-	**36**
3904	T	Cherry	0 to 5	SM	B	Basic	Acceptable	A tree of good vitality. Multiple pruning wounds showing signs of occluding. Acceptable condition.	**No action**	-	**36**
3905	T	Sycamore	6 to 10	SM	A	Basic	Acceptable	A boundary Sycamore located adjacent to substation. Ivy on stem. Acceptable condition.	**Remove Ivy to aid future inspections.**	**4**	**36**
3906	T	Sycamore	16 to 20	EM	A	Basic	Acceptable	A tree of good vitality located on boundary adjacent to car park area.	**Remove Ivy to aid future inspections**	**4**	**36**
3907	T	Sycamore	16 to 20	EM	B	Basic	Acceptable	Boundary tree. Questionable ownership. Multi stemmed. Limited inspection due to location. Tree appears stable.	**No action**	-	**36**
3908	T	Whitebeam	11 to 15	EM	A	Basic	Acceptable	Located at rear of site. Asymmetrical crown due to adjacent trees. Acceptable condition.	**No action**	-	**36**

Priority Rating

1 - Immediate- Action should be taken immediately

2 - High – Works should be undertaken within 4 weeks

3 - Moderate - Work should be implemented in a programme of works (within 6 months, unless otherwise stated)

4 - Low - Work that would benefit the trees or other issues. Work not considered essential, but should be implemented if funding becomes available

TREE RISK ASSESSMENT
TREE SCHEDULE

VALID
Tree Risk-Benefit Validator

Lally TREE MANAGEMENT

DATE OF SURVEY: 07/12/2020 **JOB REFERENCE:** IDV0141.VTA.01 **SITE ADDRESS:** 38-40 Barlow Moor Rd

Tree No.	T/G/W/H	Species	Height (m)	Age Class	Condition	Survey Type	Risk	Comments	Recommendations	Priority Rating	Next Survey (Months)
3910	G	Beech x 1. Sycamore x 1.	16 to 20	M	A	Basic	Acceptable	A group of 2 trees located by car park area. Co-dominant stems present but of little concern. Good vitality.	**No action**	-	**36**
3911	G	Birch x 2. Norway Maple x 2. Cherry x 1.	11 to 15	SM to EM	A to B	Basic	Acceptable	A group of 5 trees located in grassed area adjacent to car park. Birch have been heavily pruned resulting in some deadwood. Small snapped branch in crown of 1 x Birch.	**Remove deadwood and snapped branch**	3	**36**
3912	T	Cherry	6 to 10	SM	B	Basic	Acceptable	A leaning tree located in Laurel area at rear of site. Tree appears stable. Acceptable condition.	**No action**	-	**36**
3913	G	Holly x 2	11 to 15	EM to M	A	Basic	Acceptable	A group of 2 Holly trees at rear of site. Acceptable condition.	**No action**	-	**36**
3914	G	Whitebeam x 3	6 to 10	Y to SM	A to B	Basic	Acceptable	A group of 3 trees on rear boundary. 2 x trees have Ivy on stems. Asymmetrical crown due to adjacent trees. Average vitality.	**Remove Ivy to aid future inspections**	4	**36**
3915	T	Cedar	16 to 20	M	B	Basic	Acceptable	Double stemmed tree located in formal planting area adjacent to car park. Co-dominant with included basal union but appears stable. Small snapped branch in mid crown. Acceptable condition.	**Monitor union annually**	-	**12**

Priority Rating

1 - Immediate- Action should be taken immediately

2 - High – Works should be undertaken within 4 weeks

3 - Moderate - Work should be implemented in a programme of works (within 6 months, unless otherwise stated)

4 - Low - Work that would benefit the trees or other issues. Work not considered essential, but should be implemented if funding becomes available

TREE RISK ASSESSMENT
TREE SCHEDULE

VALID
Tree Risk-Benefit Validator

Lally TREE MANAGEMENT

DATE OF SURVEY: 07/12/2020 **JOB REFERENCE:** IDV0141.VTA.01 **SITE ADDRESS:** 38-40 Barlow Moor Rd

Tree No.	T/G/W/H	Species	Height (m)	Age Class	Condition	Survey Type	Risk	Comments	Recommendations	Priority Rating	Next Survey (Months)
3916	T	Lime	16 to 20	EM	B	Basic	Acceptable	A tree of good vitality located in formal planting area. Small split branches in crown over car park area. Ivy on stem.	**Remove deadwood, split and hanging branches. Remove Ivy to aid future inspections**	**3**	**36**
3917	T	Plum	6 to 10	EM	B	Basic	Acceptable	Leaning but appears stable. Tree appears to be in good health. Ivy prevented a detailed inspection of mid crown.	**Remove Ivy to aid future inspections**	**3**	**24**
3918	T	Cypress	11 to 15	SM	A	Basic	Acceptable	Good form and vitality. No risk features observed.	**No action**	**-**	**36**
3919	T	Beech	16 to 20	EM	A	Basic	Acceptable	Good form and vitality. Located in formal planting area adjacent to car park. No risk features observed.	**No action**	**-**	**36**
3921	G	Whitebeam. Ash. Sycamore.	11 to 15	SM to EM	A to B	Basic	Acceptable	A group of 5 trees located in grassed area adjacent to car park. Good form and vitality. Acceptable condition.	**No action**	**-**	**36**
3922	G	Norway Maple x 5. Birch x 2	11 to 15	SM to EM	A to B	Basic	Acceptable	A group of 7 trees located in rear corner of site. Trees have been previously topped resulting in decay in upper crown however, regrowth is small and appears stable. Ivy on main stems prevented a detailed inspection of stems and base of trees.	**Remove Ivy. Re-inspect in 12 months**	**3**	**12**

Priority Rating

1 - Immediate- Action should be taken immediately

2 - High – Works should be undertaken within 4 weeks

3 - Moderate - Work should be implemented in a programme of works (within 6 months, unless otherwise stated)

4 - Low - Work that would benefit the trees or other issues. Work not considered essential, but should be implemented if funding becomes available

TREE RISK ASSESSMENT
TREE SCHEDULE

VALID
Tree Risk-Benefit Validator

Lally TREE MANAGEMENT

DATE OF SURVEY: 07/12/2020 **JOB REFERENCE:** IDV0141.VTA.01 **SITE ADDRESS:** 38-40 Barlow Moor Rd

Tree No.	T/G/W/H	Species	Height (m)	Age Class	Condition	Survey Type	Risk	Comments	Recommendations	Priority Rating	Next Survey (Months)
3923	G	Norway Maple x 2	11 to 15	EM	B	Basic	Acceptable	A group of 2 trees located in formal boundary planting area. Previously topped with resulting vigorous regrowth. Some evidence of each decay in topping points but of little concern at this time.	**No action**	**-**	**36**
3924	T	Whitebeam	6 to 10	SM	A	Basic	Acceptable	Good form and vitality. Located in formal boundary planting area.	**No action**	**-**	**36**
3925	T	Cherry	6 to 10	EM	B	Basic	Acceptable	A previously pruned tree. Ivy on stem. Good vitality.	**Clear Ivy to aid future inspections**	**4**	**36**
3926	T	Cherry	11 to 15	EM	A	Basic	Acceptable	A boundary tree with co-dominant form. Good vitality. Branches touching third party building.	**Clear third party building to give 1.5m clearance.**	**3**	**36**

Priority Rating

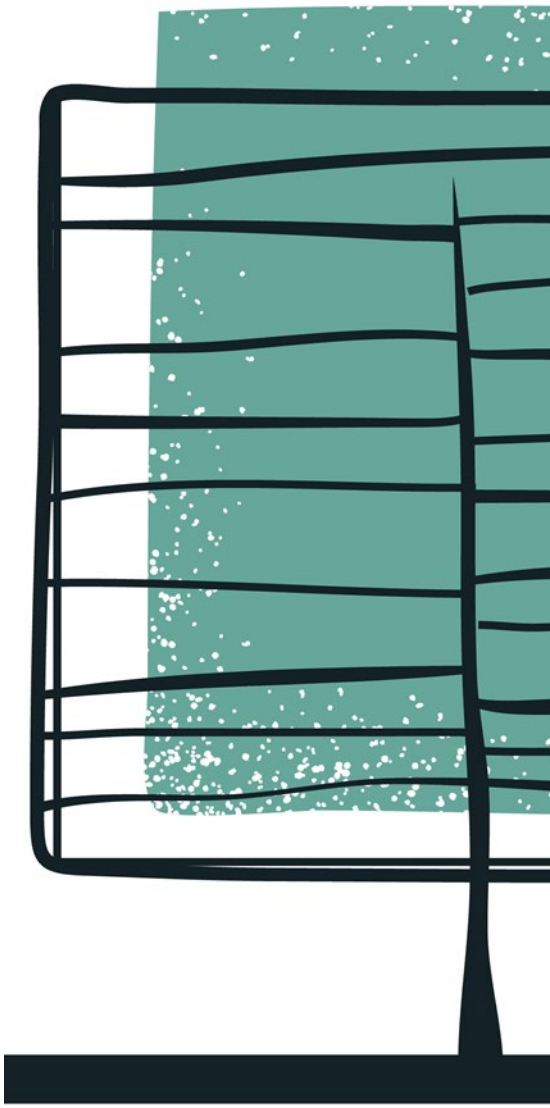
1 - Immediate- Action should be taken immediately

2 - High – Works should be undertaken within 4 weeks

3 - Moderate - Work should be implemented in a programme of works (within 6 months, unless otherwise stated)

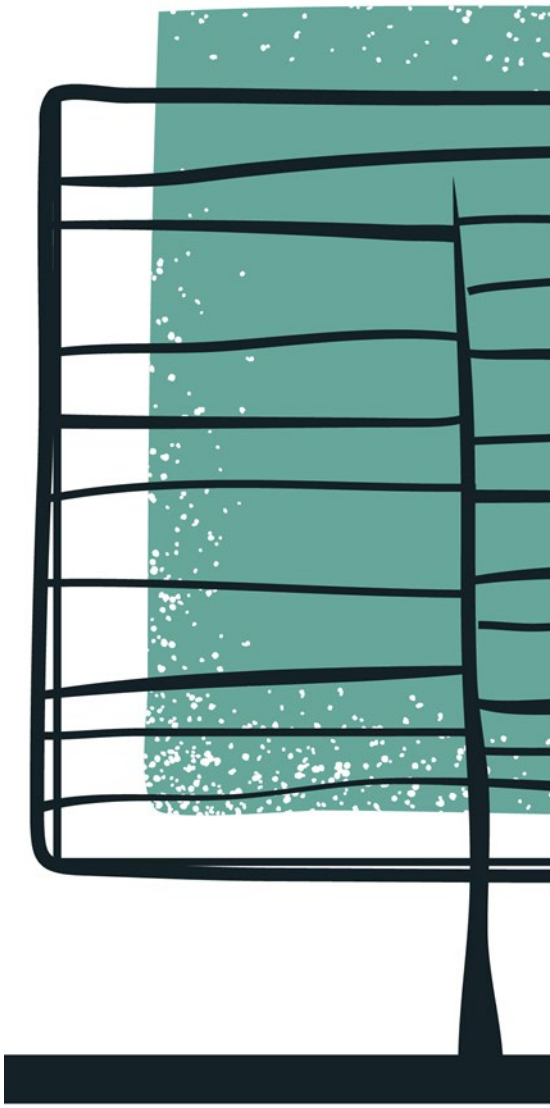
4 - Low - Work that would benefit the trees or other issues. Work not considered essential, but should be implemented if funding becomes available

Appendix Two. Site Plan



Parkfield Court,
38-40 Barlow Moor Road,
Didsbury
Tree Location Map
3922
3914
3923
3913
3912
3924
3910
3908
3911
3907
3926
3925
3906
3918
3915
3919
3916
3917
3921
3892
3893
3894
3896
3895
3897
3898
3900
3902
3899
3903
3901
3904
3905
A5145
Barlow Moor Rd
LEGEND
Groups of Trees
Individual Trees & Small Groups
0
7.5
15 m

Appendix Three. VALID Management Strategy



Tree Risk-Benefit Validator

	Page
Policy	1
Active Assessment	2
Obvious Tree Risk Features	3
What is VALID?	4

1 Establishing the context

Trees give us many benefits that we need

1 The more obvious benefits that trees give us are visual beauty in the landscape, wood, and the various crops they produce. Further values include wildlife habitat, pollution filtering, and reducing the harmful effects of both weather and climate change. Trees also have important social value as part of our culture, history, or because they commemorate an important event. As if those benefits weren't enough, an increasing body of scientific evidence demonstrates that trees are fundamental to our physical health, mental wellbeing, and quality of life.

The overall risk to us from branches or trees 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 from a 200 miles (320km) round trip drive to visit friends for a weekend than from branches or trees falling for a whole year. Given the number of trees we live with, and how many of us pass them daily, being killed or injured by a tree is a rare event; one 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, and trees are living structures that sometimes shed branches or fall over. But this usually happens because of severe weather. Or because they have an obvious risk feature. Since we need the many benefits from trees, we have to accept we can't remove all of the risk. Trees can also drop cones, nuts, and fruits, though these risks are so low they're Acceptable: any exceptions are covered in the Plan.

1.1 Duty of care

Reasonable
Proportionate
Reasonably practicable

4 We have a duty of care to manage the risk from our trees. That duty also says we should be reasonable, proportionate, and reasonably practicable when managing risk. What that means is, 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. When severe weather is forecast, we can manage our exposure to the higher risk from tree failure by not going out. If we go out, we're choosing to accept some of the risk.

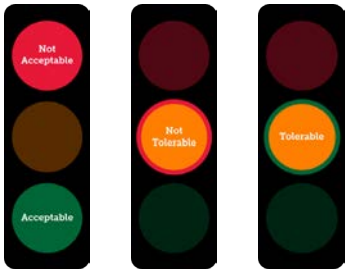
1.2 Risk tolerance

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 them 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 ratings

Risk ratings are as easy to understand as traffic lights



7 VALID has applied ISO 31000 - Risk Management Standards and ToR to tree risk-benefit assessment and management, which we've adopted. We're going to manage the risk from our trees to four easily understandable 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
	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 What's Active Assessment?

A structured approach with three levels of assessment

8 Active Assessment is taking a structured approach where we're looking to find risks that might not be Acceptable or Tolerable. It has three levels to it that increase in depth of evaluation from, Basic, to Detailed, up to Advanced.

Risk ratings are limited by the level of assessment

9 Risk ratings have limitations that are dependent on the level of assessment at which they're made. For instance, at a Basic Assessment level, if there are no obvious tree risk features then the risk is Acceptable. A Detailed or Advanced Assessment is an increase in depth of evaluation that might find risk features which weren't obvious at a Basic level, and could mean a higher risk. However, carrying out these higher levels of assessment without an obvious risk feature to trigger them is not reasonable, proportionate, or reasonably practicable.

2.1 Basic Assessment

Finding the few trees where the risk might not be Acceptable or Tolerable

10 A Basic Assessment is our starting point. At this level, we aim to find trees with obvious features where the risk might not be Acceptable or Tolerable. We'll carry out a Detailed Assessment on these trees.

We'll assess the trees from easily accessible ground

11 We'll assess the trees from easily accessible ground, by foot, bike, or in a vehicle with a drive-by.

If we can't get a close enough look at a tree we'll let you know

12 If there are any trees with obvious risk features that we need to get a closer look at, but can't because of climbing plants, undergrowth, basal growth, hedgerows, or the ground. These trees will be noted and we'll let you know about them. Similarly, if there's a boundary tree and we need permission from a neighbour to take a look at from the other side.

The trees or what they could fall on and the type of assessment will be recorded

13 Trees or what they could fall on and the type of assessment are recorded. For example, in a park, individual or groups of trees are plotted and recorded as having been assessed on foot. Whereas, if there are many trees beside a road, the road will be recorded as having been assessed on foot or with a drive-by.

No obvious risk features the risk is Acceptable

14 Unless individual trees have been picked out for a Detailed Assessment, the risk will be recorded as Acceptable at this Basic Assessment level.

2.2 Detailed Assessment

We do a Detailed Assessment when a tree needs a closer look

15 A Detailed Assessment is carried out on trees picked out during a Basic Assessment as needing a closer look because they have an obvious risk feature. Or, because we've been asked to take a closer look at a particular tree.

The risk is assessed with the App

16 The assessment is done from ground level using the Tree Risk VALID App.

We'll produce a report

17 The report will include the risk rating, risk review year, risk reduction work options (if necessary), and any general management advice.

2.3 Advanced Assessment

Large and important trees might be worthy of more effort and cost

18 If we need more information about the likelihood of failure, an Advanced Assessment can be carried out. This might be an aerial inspection, or because we suspect extensive decay with significant strength-loss, and want to find out whether the tree has a high enough 'safety factor' - is it strong enough?

What we'll advise depends on the tree and your budget

19 If we think a tree needs an Advanced Assessment we'll let you know and go through the options with you. If the costs are substantial, we can help you to decide whether the tree has enough value and future benefits to justify the expense. When we carry out an Advanced Assessment, we'll produce a report explaining what we did and the results. The report will also include the risk rating, risk review year, risk reduction work options (if necessary), and any general management advice.

When might a tree be dangerous?

Trees with the highest risk are the easiest to spot

When a tree has a risk that might not be Acceptable or Tolerable, it'll often have an obvious tree risk feature that you can't help but notice. If you come across one of your trees with any of these obvious features in a well-used area, then you need to get in touch with us for advice.

Root failure

Be watchful after storms

Storms can break tree roots without blowing them over

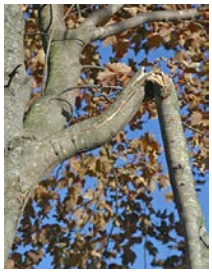
Tell-tale signs are
Change in angle of the trunk
Large cracks in the soil
Hump in the ground on one side

Hanging branches

Don't forget to look up

Branches can break during storms and still hang on

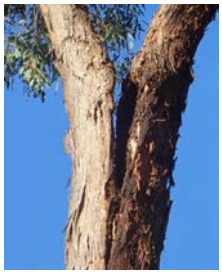
Sometimes they can get stuck up there for quite a while



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



Advanced decline or death

To be healthy and stay strong trees need 'solar panel' leaves to make food and new rings of wood

When trees are suffering there's often much less leaf cover and many more dead branches

Standing dead trees have great habitat benefits but need checking

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

Photographs Jake Miesbauer, Michael Richardson, Roy Finch, Mark Hartley, Rick Milson, David Abrahams Felicity Cloake & Wilf, David Humphries, Jack Prynn.

VALID is a not-for-profit organisation

VALID in a nutshell

VALID is the first complete tree risk-benefit management system. It comes with a super smart **Tree Risk App**, which we train 'Validators' to use and carry out tree risk-benefit assessments.

To partner the App, we've got a range of free, common sense **Tree Risk-Benefit Management Strategies** to help meet the needs of any duty holder.

We're a not-for-profit organisation dedicated to providing training and giving guidance about the risk from tree failure.

Tree risk-benefit assessment

VALID has been stress-tested to breaking point

When they carry out a Detailed Assessment, trained Validators use our **Tree Risk App** to enter the Likelihood of Occupancy, Consequences, and Likelihood of Failure categories. The App then works out the level of risk.

The engine of the App has been built 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

Tree risk-benefit management strategies

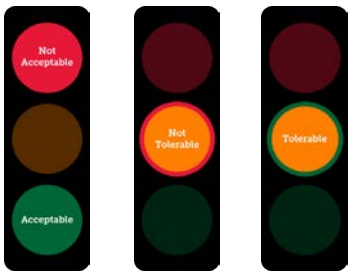
Reasonable
Proportionate
Reasonably practicable

Whether you're a Government Agency, Landowner, or Homeowner if you own trees you have a duty of care to manage the risk from them. That duty of care says, be reasonable, proportionate, and reasonably practicable when managing the risk. What this means is, there's a balance that needs to be struck between the many benefits trees provide, the overall risk from them, and the costs of managing the risk.

VALID has a range of easy to understand, common sense **Tree Risk-Benefit Management Strategies**. These are forged on ISO 31000 Risk Management Standards and the Tolerability of Risk Framework (ToR). As part of our not-for-profit mission, they're free and released under a creative commons license. They explain how you can go about meeting your duty of care whilst being reasonable, proportionate, and reasonably practicable. Validators can customise the strategies for duty holders to formally adopt. They also have a potted version that can be used to help clients who have yet to formally adopt a strategy.

Tree risk ratings

Risk ratings are as easy to understand as traffic lights



Yes, it really is that simple. There's no confusion about what vague words or complicated numbers mean. We have four easy to understand traffic light coloured risk ratings based on ToR, which is an internationally recognised approach to making risk management decisions.

Red — **Not Acceptable** risks need to be reduced to an Acceptable level

Amber — **Not Tolerable** risks need to be reduced to an Acceptable level, but have a lower priority than red Not Acceptable risks

Tolerable risks do not need to be reduced, but may require an increased frequency of assessment than green Acceptable risks

Green — **Acceptable** risks do not need to be reduced