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Tree Risk Assessment Survey Report

Mr & Mrs Baker

37 Newark Road

Ref:	NAC-5472.102
Version:	1
Date:	February 2026
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REVISION HISTORY

Rev	Description of change	Date	Initials
1	Original report	12.02.2026	SL
	Quality review	12.02.2026	SC
	Finalised for issue	12.02.2026	SL

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DISCLAIMER

While all reasonable efforts have been made to identify abnormalities in the subject trees, the statements made in this report do not take into account the effects of extreme weather events, vandalism or accidents, or changes to the site that may affect trees that have taken place since the date of the survey. Nicholsons does not accept any responsibility in connection with these factors.

EXECUTIVE SUMMARY

Duty holders have a statutory duty of care[1] to do all that is reasonably practicable to ensure that people are not exposed to a risk to their health and safety. This duty can be fulfilled by having a system in place to control the risk of harm.

The purpose of this report is to offer guidance on the management of tree related risk. In doing so, it provides the duty holder with a system that identifies, evaluates and manages risk arising from trees.

The sum of these elements will provide the duty holder with a defensible risk management system through the provision of:

- A clear audit trail;
- A tree risk assessment; and
- A clear management system to detail what action will be taken to reduce the risk of harm.

This document will assist Mr & Mrs Baker in demonstrating compliance with their statutory obligations as a duty holder in the management of tree related risk.

The single tree inspected was assessed as posing an unacceptable risk (where imposed on others) or tolerable (by agreement).

Weather conditions at the time of survey were overcast, with reduced light levels affecting visibility during inspection.

The necessary checks for TPOs, Conservation Areas and Felling Licences should be undertaken as part of the tree works tender process. Contractors should check for protected species prior to undertaking any tree works.

[1] Health and Safety at Work Act 1974 and Occupiers Liability Act 1957 and 1984

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ATTACHMENTS

Description	Reference	Version
Tree Schedule	NAC-5472.101	1
Tree Location Plan	NAC-5472.103	1

1. INSTRUCTION

1.1 Nicholsons has been instructed to undertake a tree risk assessment survey of a single sycamore tree that is growing on land under the control of Mr & Mrs Baker at 37 Newark Road (hereafter referred to as the 'Site').

1.2 This report should be read in conjunction with the attached Tree Location Plan (TLP) which shows the location of trees recorded during the tree risk assessment survey.

1.3 A detailed record of the recorded tree in the form of a Tree Schedule (SCH) is attached to this report.

Site Description

1.4 37 Newark Road is a residential dwelling located in Sutton-in-Ashfield, Nottinghamshire.

1.5 Topographically, the Site is slightly elevated with a southwest prevailing wind direction.

1.6 The Site is bound by neighbouring properties to the north and west, industrial properties to the east and the B6022 road directly south.

2. METHODS, CAVEATS AND LIMITATIONS

2.1 The tree risk assessment survey was undertaken during a single visit conducted on 11th February 2026. The information gathered during the tree risk assessment survey pertains to that moment of time. Any changes to the site or local environment following the inspection may have an impact on the tree. This report cannot consider events which have occurred without the author's knowledge. Trees are self-optimising, mechanical structures that grow in and adapt to the environment in which they are located. They are living organisms that live and die, and are capable of being wounded or infected by other organisms. This means that even a mechanically perfect tree could be damaged or caused to fail by extreme events (e.g. weather) that overload specific areas (break points).

2.2 The tree risk assessment survey extents only comprised of a single sycamore tree within the Site boundary that is within falling distance of The Silver X Group Warehouse, HGV parking area and boundary wall.

2.3 The tree risk assessment survey comprises two parts, the formal inspection and the tree risk assessment.

2.4 The formal inspections have been undertaken in accordance with industry best practice guidelines and in particular following the recommendation of the Visual Tree Assessment methodology (VTA) proposed by Mattheck and Breloer (1994).

2.5 VTA is a ground-based system of assessment and does not include any advanced techniques or technology.

2.6 The general principles behind the formal inspection have been defined by the National Tree Safety Guidelines document 'Common Sense Risk Management of Trees' (2024).

2.7 The tree risk assessment has been carried out following the Quantified Tree Risk Assessment (QTRA) method[2]. This process identifies the three primary components of tree failure risk (target, size of hazard and probability of failure) and then calculates the risk of harm.

2.8 When considering the three primary components of tree failure risk estimations were made based on observations at the time of the assessment.

2.9 Any tools used in the tree risk assessment have been limited to sounding hammers, Leica Disto, DBH tape, probes, and binoculars. No advanced technologies have been used during this tree risk assessment.

2.10 No excavation or other invasive methodologies have been used during this tree risk assessment. The soil around the base of the tree was not removed and no root collars have been exposed except where, and to the extent that, they are already. No soil samples or other testing has been done, and no samples have been taken from the tree, roots or leaves for any form of testing.

2.11 Weather conditions at the time of survey were overcast, with reduced light levels affecting visibility during inspection.

3. RISK MANAGEMENT AND THRESHOLD

3.1 The HSE has published guidelines relating to the management of the risk from falling trees or branches (SIM 01/2007/05)[3]. This document follows the principles defined in the HSE document Risk Assessment – *A brief guide to controlling risks in the workplace*. This establishes the principle that the objective of a risk assessment system is to reduce a risk to "as low as reasonably practicable" (ALARP)[4].

3.2 The Risk of Harm probability calculated for each recorded tree or group within the Site will fall within one of five advisory risk thresholds (**Table 1**), as adopted from the Tolerability of Risk (ToR) framework[5] (HSE 2001).

3.3 The principle applied for the Site has been to ensure that mitigation is proposed to reduce all tree related risks to as low as is reasonably practicable. Where trees have been identified as presenting a Broadly Acceptable risk, no risk management recommendations have been made as the risk is already ALARP.

3.4 The duty holder should have the recommended risk management actions completed within the timeframe specified by the inspector. For tolerable risk only, a Cost Benefit Analysis[6] (CBA) undertaken by the duty holder can determine whether the risk reduction measures recommended are reasonably practicable.

[2] https://www.qtra.co.uk/cms/index.php?section=4
[3] https://www.hse.gov.uk/foi/internalops/sims/ag_food/010705.htm
[4] https://www.hse.gov.uk/enforce/expert/alarpglance.htm
[5] https://www.hse.gov.uk/enforce/assets/docs/r2p2.pdf
[6] https://www.hse.gov.uk/enforce/expert/alarpcba.htm

Table 1: QTRA Advisory Risk Thresholds

Thresholds	Description	Action
	Unacceptable Risks will not ordinarily be tolerated	• Control the risk
1/1,000		
	Unacceptable (where imposed on others) Risks will not ordinarily be tolerated	• Control the risk • Review the risk
	Tolerable (by agreement) Risks may be tolerated if those exposed to the risk accept it, or the tree has exceptional value	• Control the risk unless there is broad stakeholder agreement to tolerate it, or the tree has exceptional value • Review the risk
1/10,000		
	Tolerable (where imposed on others) Risks are tolerable if ALARP	• Assess costs and benefits of risk control • Control the risk only where a significant benefit might be achieved at reasonable cost • Review the risk
1/1,000,000		
	Broadly Acceptable Risk is already ALARP	• No action currently required • Review the risk

4. TREE SURVEY AND OBSERVATIONS

4.1 A SCH is attached to this report. This document contains:

- Details of the tree including species, height, stem diameter, physiological and structural condition and approximate age class;
- An assessment of the three primary components of tree failure risk (target, size of hazard and probability of failure);
- A risk of harm calculation;
- A recommendation for works to reduce the risk of harm; and
- A timeframe in which any recommended works should be completed.

4.2 The single tree in the SCH has been given a number that cross references to the attached TLP. The location of the tree on the plan is approximate only. The tree has been recorded using a handheld GPS device. The tree position will remain indicative, but the GPS system, in the right environment, can plot to within 0.5-1m accuracy. We do not make any guarantees as to this accuracy.

General Observations

4.3 A selection of key findings of this survey are detailed below. Full details of the recorded tree can be found in the attached SCH.

4.4 The single tree inspected was assessed as posing an unacceptable risk (where imposed on others) or tolerable (by agreement). Given T001's proximity to an active HGV parking area, industrial property and boundary wall (Property (1) £200,000 - £2,000,000) the calculated Risk of Harm (1/3K) is actionable. The removal of the tree has therefore been recommended to mitigate the risk.

4.5 A Glossary of Terms has been included in **Appendix 1**.

5. STATUTORY CONSIDERATIONS

Wildlife

5.1 The Wildlife and Countryside Act 1981 (amended by the Countryside and Right of Way Act 2000) provides statutory protection to birds and other protected species that may inhabit trees.

5.2 It is essential to check for nesting birds, bat roosts, badgers and hibernating animals such as hedgehogs under trees before pruning or removing trees as negligent disturbance is an offence under the EC Habitat Directive 1992 and CROW Act 2000.

5.3 All bats are protected under the Wildlife and Countryside Act (Schedule 5). They are also included in Schedule 2 of the Conservation (Natural Habitats, &c) Regulations 1994, and The Countryside and Right of Way (CRoW) Act 2000. The Acts and Regulations include provisions making it illegal to:

- Deliberately kill, injure or capture (take) bats;
- Deliberately disturb bats (whether in a roost or not); and
- Damage, destroy or obstruct access to bat roosts.

5.4 A Bat roost is interpreted as "any structure or place which is used for shelter or protection", whether or not bats are present at the time. If proposed work is likely to destroy or disturb bats or their roosts the appropriate Statutory Nature Conservation Organisation (SNCO – in this case Natural England) must be notified and allowed a reasonable time to advise on whether the proposed work should be carried out and, if so, the method to be used.

5.5 Tree work contractors should check for protected species prior to undertaking any tree works.

Tree Protection

5.6 Part VII of The Town and Country Planning Act (1990) (the Act) provides protection to trees in specified circumstances, through the use of Tree Preservation Orders (TPO), or by a tree being located within a Conservation Area.

5.7 The Town and Country Planning (Tree Preservation Order)(England) Regulations 2012 prohibits any works to trees that are subject to a TPO without the written consent of the local planning authority. There are exemptions to the regulations relating to planning and the conditions of the trees. No works can be undertaken on a protected tree until the authority has granted consent in writing.

5.8 Section 198 of the Act also provides protection to trees that are located within a Conservation Area. Prior to any works being undertaken on such trees the local planning authority must be informed. Once notice has been given, the authority has up to six weeks to consider whether it wishes to object to the works. After this period and in the absence of any response from the authority, works can be undertaken.

5.9 The necessary checks for TPOs and Conservation Areas should be undertaken as part of the tree works tender process.

Felling Licence

5.10 The felling of trees that are growing outside of private gardens may be subject to the Forestry Act (1967). This requires that a felling licence be obtained from the Forestry Commission prior to works commencing. There are exemptions to this requirement, including an exemption for the felling of a low volume of timber (under 5 cubic metres per calendar quarter) or trees that need to be removed on health and safety grounds.

5.11 It is essential to check if a felling licence is required for the felling of trees or if any exemptions are applicable. Exemptions for felling licences can be found on Gov.uk website[7] under 'Tree felling licence: when you need to apply'.

5.12 The necessary checks for the requirement for Felling Licences should be undertaken as part of the tree works tender process.

[7] https://www.gov.uk/guidance/tree-felling-licence-when-you-need-to-apply#exemptions

6. REFEFENCES AND BIBLIOGRAPHY

ALARP "at a glance" (https://www.hse.gov.uk/enforce/expert/alarpglance.htm)

Ash Dieback Disease, A Guide for Tree Owners (2020)

Atkins v Scott (2008)

Bowen and others v The National Trust [2011] EWHC 1992 (QB) (27 July 2011)

Corker v Wilson (2006)

Edwards v. National Coal Board (1949: 1 All ER 743)

Encyclopaedia of Visual Tree Assessment C. Mattheck, K Brethge and K Weber 2015

Forestry Act 1967

HSE principles for Cost Benefit Analysis (CBA) in support of ALARP decisions. (https://www.hse.gov.uk/enforce/expert/alarpcba.htm)

Lonsdale, D (2013) Ancient and other veteran trees: further guidance on management. Woodland Trust

Management of the risk from falling trees or branches SIM 01/2007/05

Mattheck, K., & Breloer, H., (2001) The Body Language of Trees – A handbook for failure analysis. HMSO

Poll v Bartholomew (2006)

Quantified Tree Risk Assessment Ltd, (2022) Quantified Tree Risk Assessment User Manual V5.3.6. (https://www.qtra.co.uk/cms/)

Selwyn-Smith v Gompels (2009)

Stagecoach South Western Trains Ltd v Hind & Steel (EWHC) 2014

Tree felling licence: when you need to apply. (https://www.gov.uk/guidance/tree-felling-licence-when-you-need-to-apply#exemptions)

The Health and Safety at Work etc Act 1974.

The Highways Act 1980

The Local Government (Miscellaneous Provisions) Act 1976

The National Tree Safety Groups' Common Sense Risk Management of Trees 2024

The Occupiers Liability Act 1957 and 1984.

The Town and Country Planning Act 1990 containing the Country Planning (Tree Preservations) (England) Regulations 2012

Wildlife and Countryside Act 1981 as amended by the Countryside Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2010

7. APPENDICES

Appendix 1: Tree Glossary of Terms

Bacteria. Microscopic single-celled organisms, many species of which break down dead organic matter, and some of which cause diseases in other organisms

Bark. A term usually applied to all the tissues of a woody plant lying outside the vascular cambium, thus including the phloem, cortex and periderm; occasionally applied only to the periderm or the phellem

Condition. An indication of the physiological vitality of the tree. Where the term 'condition' is used in a report, it should not be taken as an indication of the stability of the tree

Crown/Canopy. The main foliage bearing section of the tree

Crown lifting. The removal of limbs and small branches to a specified height above ground level

DBH (Diameter at Breast Height). Stem diameter measured at a height of 1.5 metres (UK) or the nearest measurable point. Where measurement at a height of 1.5 metres is not possible, another height may be specified

Felling licence. In the UK, a permit to fell trees in excess of a stipulated number of stems or volume of timber

Longitudinal. Along the length (of a stem, root or branch)

Measurements:

- **H(M)** – Tree height in metres
- **CS(m)** – Crown spread in metres
- **DBH(cm)** – Stem diameter at breast height
- **LS** – Life stage
- **LE** – Life expectancy

Occluding tissues. A general term for the roll of wood, cambium and bark that forms around a wound on a woody plant (cf. woundwood)

Occlusion. The process whereby a wound is progressively closed by the formation of new wood and bark around it

Pruning. The removal or cutting back of twigs or branches, sometimes applied to twigs or small branches only, but often used to describe most activities involving the cutting of trees or shrubs

Simultaneous white-rot. A kind of wood decay in which lignin and cellulose are degraded at about the same rate

Stub. In woody plants, a portion of a cut or broken stem, branch or root which extends beyond any growing-point or dormant bud; a snag usually tends to die back to the nearest growing point

Stem/s. The main supporting structure/s, from ground level up to the first major division into branches

Stress. In plant physiology, a condition under which one or more physiological functions are not operating within their optimum range, for example due to lack of water, inadequate nutrition or extremes of temperature

Stress. In mechanics, the application of a force to an object

Targets. In tree risk assessment (with slight misuse of normal meaning) persons or property or other things of value which might be harmed by mechanical failure of the tree or by objects falling from it

White-rot. A range of kinds of wood decay in which lignin, usually together with cellulose and other wood constituents, is degraded

Wind exposure. The degree to which a tree or other object is exposed to wind, both in terms of duration and velocity

Woundwood. Wood with atypical anatomical features, formed in the vicinity of a wound

Appendix 2: Photographic Record

Figure 1: Stem Wound

Figure 2: Basal Cavity

Figure 3: *Auricularia auricula-judae*

Figure 4: Slime flux

Figure 5: *Cerioporus squamosus*

Figure 6: Tree Portrait

Photo Credit: Author, 2026

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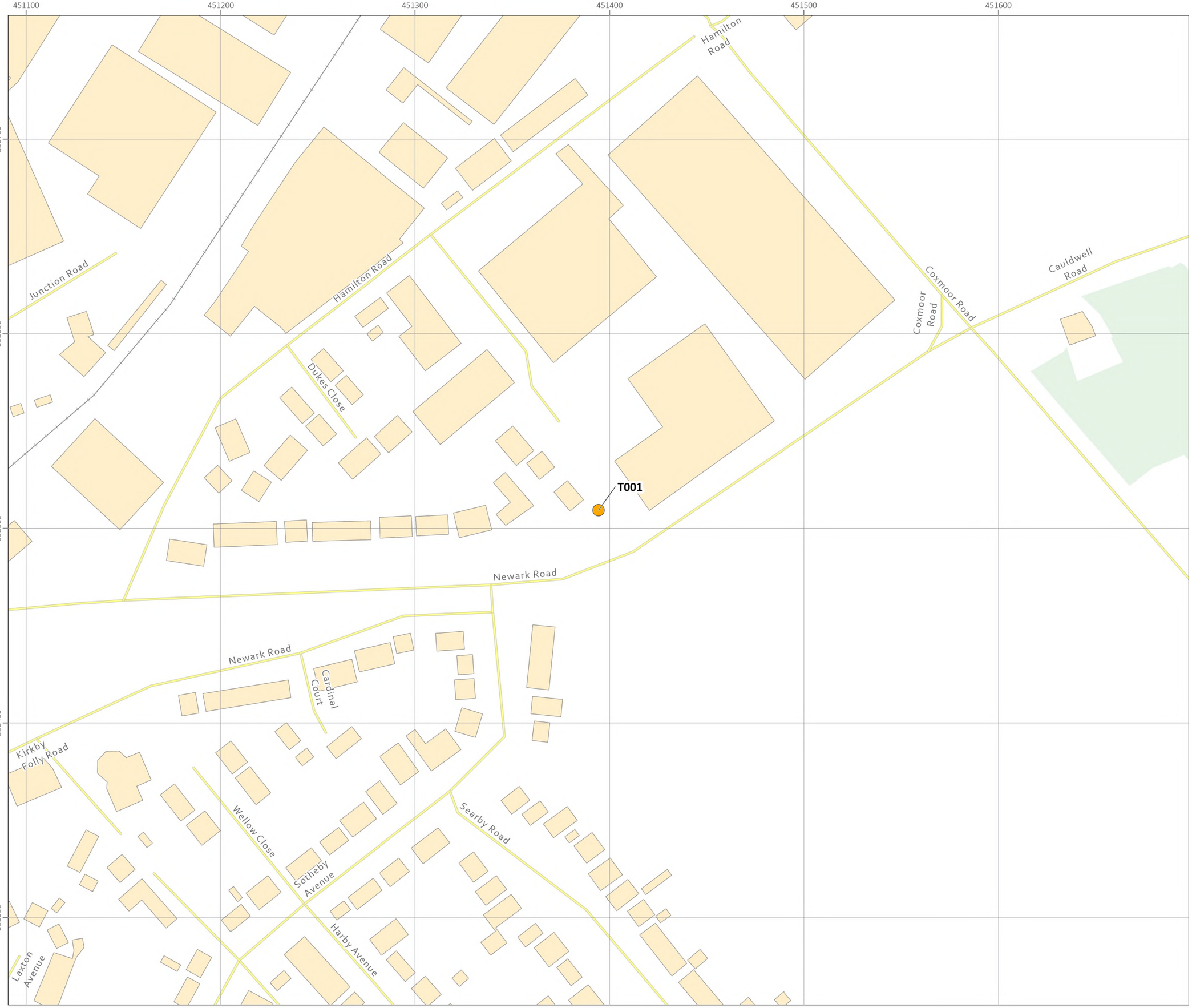
Reference:	NAC-5472.101			**Key**	
Client:	Mr & Mrs Baker	**H-Height**	**LE-Life Expectancy**	**POF-Probability of Failure**	**RoH unacceptable**
Site:	37 Newark Road, Sutton-in-Ashfield	**CS-Crown Spread**	**PC-Physiological Condition**	**RoH-Risk of Harm**	**RoH unacceptable (where imposed on others) or tolerable (by agreement)**
Surveyor:	Sophia Leslie DipArb	**DBH-Diameter at Breast Height**	**SC-Structural Condition**		**RoH tolerable (if ALARP)**
Survey Date:	11th February 2026	**LS-Life Stage**	**L-Location**		**RoH broadly acceptable**

NOTE: THIS TREE SCHEDULE IS TO BE READ IN CONJUNCTION WITH THE TREE RISK ASSESSMENT REPORT AND TREE LOCATION PLAN

Ref. Tree/Tag	Species	Details	Survey Notes	Risk Assessment Description (Tree/Branch & Target)	Target Range	Size Range	POF Range	Reduced Mass	RoH	Photo	Recommendations	Date Works Completed
T001/N/A	Sycamore (Acer pseudoplatanus)	H(m): 16 CS(m): 7 DBH(cm): 87 LS: Mature LE: <10 years PC: Fair SC: Poor L: 53.12128945655525, -1.2334983195808187	Mature sycamore tree located within the front garden of a residential property. Cavity at the base with two saprotrophic Auricularia auricula-judae fungal fruiting bodies emerging and an accumulation of detritus. Significant longitudinal wound on the main stem northwest with visible ascending decay extending from ground level to 2m, wound measures 34cm at its widest lateral extent. Extensive build up of moss at the base of the wound, indicative of moisture retention. Slime flux exudate and a myriad of ovipositing invertebrate holes present on and throughout the wound. No significant change of resonance audible when tested with nylon mallet. Eastern aspect of stem has a sunken appearance from growth depression. The main stem bifurcates at approximately 4m, tensile union. Multiple pruning wounds throughout the stem from previous crown lift, wounds partially occluded. Cerioporus squamosus old fungal fruiting body emerging from pruning wound at approximately 2.5m northwest. Two pruning stubs remain attached to the stem. Crown slightly weighted east towards targets. A "bug hotel" is attached to stem at approximately 1.5m.	Decaying stem within falling distance of boundary wall, HGV parking area & industrial property.	Property(1)	Property	PoF(4)	100%	1/3K		Remove tree to ground level. Timescale: 3 Months (May-26)	



LEGEND

Risk Rating

- Unacceptable (where imposed on others) or Tolerable (by agreement)

0 25 50 75 100 m

TITLE:

Tree Location Plan

PROJECT/SITE:

37 Newark Road

CLIENT:

Mrs Wendy Baker

VERSION: V1

MAP REF: NAC-5472.103

DATE: 13/02/2026

SCALE: 1:1,800 @ A3

APPROVED BY: SL

PRODUCED BY: AS

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