

RE: Arboricultural Survey & Consultancy
SITE: 8 The Junipers, Wokingham, RG41 4UX

Introduction:

As instructed, the above site was visited in September 2025 to assess one tree within the property's grounds. The survey is to address the arboricultural related health and safety considerations and provide recommendations for arboricultural management.

The details herein have been prepared by Tony Banner (*TechCert (ArborA), TechArborA*) based on the site assessment and tree survey observations at the time of the survey; the tree survey observations and recommendations are detailed herein.

Limitations:

Our survey, assessment and this report is subject to caveat as appended at Appendix I, the surveyed trees are indicated by way of an annotated site plan at Appendix II and the survey data and associated recommendations are detailed herein.

Our survey of the trees, the soils and any other factors, is of a preliminary nature. We have not taken soil/root samples for analysis and the trees were not climbed, but inspected from ground level. No decay detection equipment was used and wood samples were not taken.

The observations and associated management recommendations are based on the evidence available on the survey date and hence are limited in terms of realistic observation, e.g. seasonal variation for pests and diseases, i.e. the absence of fruiting bodies at certain times of the year.

We have not assessed the main building(s) or other structures nor do we have any information as to the integrity of the drainage systems. Drainage/water supply systems, if damaged, can allow roots to penetrate however, roots have little capacity to access/damage sound underground services.

If you have any information to suggest that any structures have been/are suffering any structural defect in proximity to trees, please release the information to us.

The Site & Trees:

The site comprises a residential property. The locations of the surveyed trees are illustrated on the attached sketch plan, which is at Appendix II.

The tree growing within influencing distance of the property have been assessed from ground level and the information from these is as follows:

Tree: T1: Oak; Quercus
Data: Approx. 20m tall, a mature tree.
Notes: Roots laid to turf on surrounding soil. Structures within RPA of tree, not apparent how they were constructed. Adjacent tree has been removed 3m away from T1. Stem splay and pronounced buttresses suggesting internal cavity at base. Horizontal line suggests foreign object (wire) embedded in stem at 1m. Ivy established at lower stem growing up trunk to 6 to 7 meters. South side between buttress dark patch with decayed wood evident; probed with penknife and soft to penetrate. Possible surface emergence of inner cavity. Ganoderma bracket site on western side. Evidence of brackets being attached to stem (removed by owner) description consistent with Ganoderma bracket fungi. Bracket site is soft to penetrate and extends up tree to 0.5 m. Linked to internal cavity. Soft spongy white decayed wood can be extracted. On going infection that is spreading in living tissue. Main trunk is clear to 5 meters where it splits to 3 major scaffolds. Evidence of crown lifting over the years. Old inactive bore holes observed at 1.9m on north side. Major scaffolds appear clear with some pruning associated epicormic growth. Inner crown shows evidence of past reductions. Outer crown is regrowth from pruning points 5 years approximately of growth. Leaves are normal size and the crown entire with expected amount of deadwood. Shape of crown reflects the loss of an adjacent tree

Discussion:

T1 Oak - is showing signs of active decay with internal decay and hollows, as confirmed by Picus sonic tomography assessment in 2014, with signs of decay progressing. There are areas of recent decay and cracked bark with soft decayed wood underneath at the base of the tree.

In consideration for the active basal decay and in consideration for the proximity of the tree to buildings, it is recommended to remove the tree as part of health and safety tree risk management.

Recommendations:

All trees should be inspected regularly by an appropriately qualified, experienced and insured arboriculturist as a matter of course to discharge liability in duty of care.

The following works are recommended for the surveyed trees.

T1 Oak - fell to ground level. **Reason** - due to signs of progressive decay and internal decay with limited safe future potential and in consideration for the proximity to buildings.

Before authorising tree works, the appointed **tree works contractor** should contact your Local Planning Authority in order to ascertain the Tree Preservation Order/Conservation Area considerations for the proposed tree works. Additionally, when appointing a tree works contractor,

please use only a properly qualified and experienced company and check that they carry Public Liability Insurance (minimum of £2 million cover) and suitable Employers Liability Insurance.

Please do not hesitate in contacting me with any queries or for further information.

This concludes our advice.



Tony Banner **TechCert (ArborA), TechArborA**

Arboriculturist

Appendix I

CAVEAT

Any and all information supplied to Indigo Surveys Ltd by/on behalf of the client is assumed to be accurate unless otherwise informed. | This report is limited to the observations made on the date of inspection as detailed herein and any deletion, editing or alteration will result in the report being null and void in its entirety. | This report in its entirety may be deemed null and void if remedial works are undertaken on any area of the site, on or after the date of the survey. | No liability is assumed by the author or by Indigo Surveys Ltd for any misuse, misinterpretation or misrepresentation of this report. | This report is not valid in adverse or unpredictable weather conditions or for any failure due to 'force majeure' or unpredictable events. | No responsibility is assumed either by the author of this report or by Indigo Surveys Ltd for any legal matters that may arise as a consequence. Neither the author nor Indigo Surveys Ltd will be required to attend court or give testimony as part of this agreement. | The responsibility for any works undertaken on the basis of the recommendations of this report does not form part of this agreement.

Appendix II

Tree survey plan

