



Bartlett Consulting

Date: 29th August 2024
Our Reference: CW.240557.LR

Redcliffe West Residents Association
40 Guinea Street
Redcliffe
Bristol
BS1 6SX

Dear Redcliffe West Residents Association,

RE: Updated Visual Tree Assessment 40 Guinea Street, Redcliffe, Bristol, BS1 6SX

Introduction:

This letter follows my site visit, conducted on Friday 23rd August 2024.

Further to my visual tree assessment report (ref CW.240072.R), completed in February 2024, you requested an updated assessment on the health of the Ash tree. This letter report should be read in conjunction with the previous report.

The scope of this visual tree assessment was to assess the health of the tree now that it is in leaf.

The weather at the time of my site visit was sunny, clear and still: suitable for tree surveying. The tree was viewed from Guinea Street.

Site Visit Notes:

As the tree was in full leaf, it meant that a more accurate assessment of its health was possible during this assessment. The Ash had a full crown with good leaf coverage, as seen in figures 1, 2 and 3. The tree is exhibiting good vitality and I identified no signs of Ash Dieback within the tree's crown. The leaves and buds appear normal in appearance and density.

At present, I do not consider the tree to be affected by Ash Dieback.

The newer leaves in the outer canopy have been eaten by pigeons. I do not consider this will have affected the tree's health and is a common occurrence that the tree will recover from.

Only minor dead branches were present within the crown of the tree. I attribute this to branch shedding, a natural process in which less productive branches are lost, due to being shaded out by more productive neighbouring branches.

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Site Visit Notes Continued:

As noted within my previous report, I approximate the dead branches within the tree amount to be only 5% of the tree's total crown.



Figure 1: Image showing Ash in landscape viewed from east



Figure 2: Image showing crown with no signs of dieback, viewed from east



Figure 3: Image showing Ash, viewed from southwest

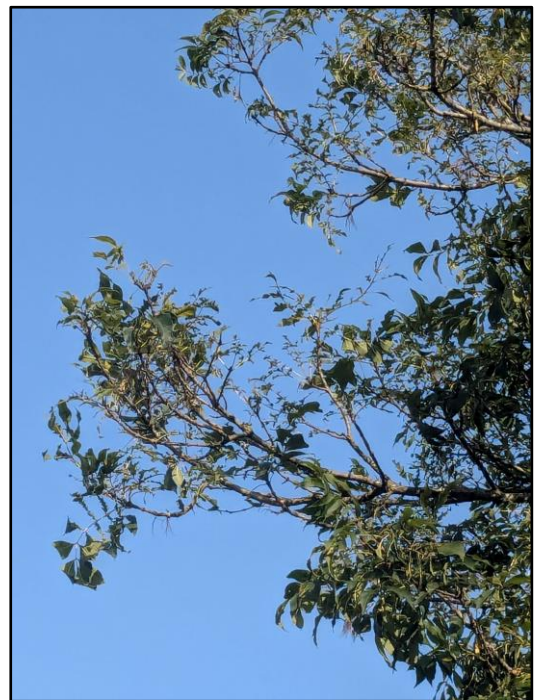


Figure 4: Image showing new leaves eaten by pigeons

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Conclusions:

Overall, the Ash tree remains in good health, with no signs of Ash Dieback. The tree still has minor dead branches within its crown that I attribute to being lost through natural processes and not through a decline in health. The tree contributes positively to the amenity of the local area and therefore should be retained.

Sincerely,



Chris Watson *Dip Arb L4 (ABC), MArborA*
Assistant Arboricultural Consultant

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APPENDIX 1 – Tree Risk Assessment Glossary

Bartlett Consulting uses the International Society of Arboriculture's (ISA) Tree Risk Assessment methodology, referred to as TRAQ. This is a 'qualitative' system which uses a matrix-based combination of ratings, to reach a conclusion of associated risk. The standard Bartlett Consulting time-line within the TRAQ system is three (03) years, unless otherwise stated within the report.

Risk is the combination of the 'likelihood' of an event: in this case the failure of a tree or part of a tree, and the severity of the potential consequences. A hazard is the likely source of harm. The two tables below define both the likelihood and risk levels as per the TRAQ system.

Tree risk assessment has a unique set of terms with specific meanings. Definitions of all specific terms may be found in the International Society of Arboriculture's *Best Management Practice for Tree Risk Assessment*. Definitions of some of these terms used in this report are as follows:

Classification	Description of Likelihood of Failure (As per Dunster, Smiley, Matheny, Lilly 2017)
Improbable	The tree or tree part is not likely to fail during normal weather conditions, and may not failure in extreme weather conditions, within the specified time frame.
Possible	Failure may be expected in extreme weather conditions, but it is unlikely during normal weather conditions, within the specified time frame.
Probable	Failure may be expected under normal weather conditions, within the specified time frame.
Imminent	Failure has started or is most likely to occur in the near future, even if there is no significant wind, weather, or increased load.

Targets are people, property, or activities that could be injured, damaged or disrupted by a tree failure.

Likelihood of Impact may be categorized as high meaning that a failed tree or tree part will most likely impact a target; medium meaning the failed tree or tree part is as likely to impact the target as not; low meaning that the failed tree or tree part is not likely to impact a target; and very low meaning that the likelihood of a failed tree or tree part impacting the specified target is remote.

Consequences of a known target being struck may be categorized as severe meaning that impact could involve serious personal injury or death, damage to high-value property, or disruption to important activities; significant meaning that the impact may involve property damage of moderate to high value, considerable disruption, or personal injury; minor meaning that impact could cause low to moderate property damage, small disruptions to traffic or a communication utility, or very minor injury; and negligible meaning that impact may involve low-value property damage or disruption that can be replaced or repaired, and do not involve personal injury.

Risk Level	Description of Risk (As per Dunster, Smiley, Matheny, Lilly 2017)
Extreme Risk	Failure is <i>imminent</i> , impact & failure is <i>very likely</i> , and the consequences of the failure are <i>severe</i> . Mitigation will be a high priority or targets must be temporarily controlled.
High Risk	Impact & Failure is <i>likely to very likely</i> with <i>significant</i> consequences; or consequences are <i>severe</i> and the Impact & Failure is <i>likely</i> . Mitigation measures should be taken.
Moderate Risk	Impact & Failure is <i>likely to very likely</i> with <i>minor</i> consequences; or consequences are <i>significant to severe</i> with a <i>somewhat likely</i> Impact & Failure. Mitigation will be determined by tolerance of risk.
Low Risk	Consequences are either negligible or minor, with corresponding Impact & Failure ratings of either unlikely or somewhat likely respectively. Mitigation may be desirable but not strictly necessary.

Overall Tree Risk is the highest individual risk identified for the tree.

Residual Risk is the level of risk the tree should pose after the recommended mitigation

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Appendix 2 – Report Limitations & Methodologies

My Level 2 survey and qualified risk assessment of trees surveyed at Cotswold Motoring Museum, GL54 2BY is based on a single site visit on 2nd August 2024. All photographs, samples, and readings, if applicable, were taken at the time the assessment was performed.

Targets and *Occupancy Rates* considered in the tree risk assessment were determined based on my observations whilst on site. Targets considered in this tree risk assessment are *people* (visitors and third party), *cars* (parked and driving) and *structures* (buildings, fences, walls). The *time frame* for the risk assessment is three years

This information is solely for the use of the tree owner and manager to assist in the decision-making process regarding the management of their tree or trees. Tree risk assessments are simply tools which should be used in conjunction with the owner or tree manager's knowledge, other information and observations related to the specific tree or trees discussed, and sound decision making.

The statements, findings and recommendations made within the report do not take into account any effects of extreme climate and weather incidences, vandalism, changes in the natural and/or built environment around the trees after the date of this report, nor any damage whether physical, chemical or otherwise.

Tree risk ratings are derived from a combination of three factors: the likelihood of failure, the likelihood of the failed tree part impacting a target, and the consequences of the target being struck. These factors are then used to categorize tree risk as extreme, high, moderate or low. The factors used to define your risk rating are identified in this report.

Tools used in the assessment included: a nylon hammer to 'sound' the tree and tree parts; a probe to measure the depth of cavities and open wounds, as well as explore soil conditions; and binoculars to observe upper portions of the tree. Tree dimensions were recorded using hand tools such as a laser range finder; diameter tape and measuring tape

All tree information and data were captured using Pear Technology tree management software; the trees were plotted by GPS on an Ordnance Survey base map, using a Trimble TDC600 hand-held unit. This combination of technology has resulted in the production of the Tree Location Plan found at the end of this report

The tree dimensions are accurate as captured on the day

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Appendix 3 Risk Assessment & Duty of Care

Limitations of Tree Risk Assessment

It is important for the tree owner or tree manager to know, and understand, that all trees pose some degree of risk from failure or other conditions, and as trees are living and dynamic organisms, it is not possible to maintain them free of risk. Some level of risk must be accepted to experience the full range of benefits that trees provide. As such, I reference the National Tree Safety Group (NTSG) publication *Common Sense Risk Management of Trees* (Forestry Commission 2011). This document provides guidance on trees and public safety in the UK for owners', managers, and advisors.

The information and recommendations within this report have been derived from the level of tree risk assessment identified in this report, using the information and practices outlined in the *International Society of Arboriculture's Best Management Practices for Tree Risk Assessment*, as well as the information available at the time of the inspection.

However, the *overall tree risk rating*, the mitigation recommendations, or any other conclusions do not preclude the possibility of failure from undetected conditions, weather events, or other acts and/or influences of humans or nature on the tree(s). Trees can unpredictably fail even if no defects or other conditions are present. Tree failure can cause adjacent trees to fail resulting in a "domino effect" that impacts *targets* outside the foreseeable *target zone* of this tree. It is the responsibility of the tree owner or manager to schedule repeat or advanced assessments, determine actions, and implement follow up recommendations, monitoring and/or mitigation.

Bartlett Consulting and Bartlett Tree Experts can make no warranty or guarantee whatsoever regarding the safety of any tree, trees, or parts of trees, regardless of the level of tree risk assessment provided, the risk rating, or the residual risk rating after mitigation. Bartlett Consulting and Bartlett Tree Experts cannot accept any liability in connection with these factors, nor where recommended tree management is not carried out in accordance with modern tree health care techniques, within the timelines proposed and specification provided.

The information in this report should not be considered as making safety; legal; architectural; engineering; landscape architectural; nor land surveying advice, nor any other professional advice.

This information is solely for the use of the tree owner or tree manager to assist in the decision-making process regarding their duty of care, tolerability of risk, and management of their tree or trees. Tree risk assessments are simply tools which should be used in conjunction with the owner or tree manager's knowledge, other information and observations related to the specific tree or trees discussed, and sound decision making.

All recommendations made by Bartlett Tree Experts will be based on the defects that are present and detectable at the time of the inspection or assessment, and the commonly accepted industry practices for reducing or minimising the risks associated with the trees and are meant to assist the owner/client with the decision-making process regarding the trees. Tree conditions, though, can change, and some features/hazards may not be present or detectable through the inspection process. As such, Bartlett Tree Experts can make no guarantees or warranties of any kind that all features/hazards will be detected; nor can Bartlett Tree Experts accept any liability in any manner whatsoever for any damage caused by any tree on this property, whether the tree was assessed or not, or whether any recommendations to mitigate risk were followed or not.

Therefore, to the fullest extent permitted by law, the owner/client agrees to indemnify and hold harmless Bartlett Tree Experts from any third party law suits or claims based on the past, present, or future conditions of the owner/client's trees, or decisions made by the owner/client regarding the trees, or injuries or damages caused by any future tree or tree part failures, which are under the ownership and control of the owner/client, that Bartlett Tree Experts may suffer as the result of any negligent action, inaction, or decisions made by the owner/client regarding the trees. Such obligations shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this paragraph.

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Appendix 3 Risk Assessment & Duty of Care

Tree Owner's Duty of Care

A tree owner has a duty of care to ensure that all visitors, guests, employees, etc. to their land shall be safe from harm, and that there is no exposure to risks to that visitor's health and safety. This duty of care means that reasonable care must be taken to avoid acts or omissions that could be reasonably foreseen, leading to harm.

This duty must also be reasonable, proportionate, and reasonably practicable when managing tree risk. Therefore, the tree owner can take a balanced approach to manage the risk, retain the many benefits trees provide, and not waste resources on unnecessary tree management.

Tolerability of Risk

Some level of risk must be accepted to experience the full range of benefits that trees provide, and an evaluation of what is reasonable to balance the benefit of trees and the risk they pose should be undertaken by the tree owner.

Risks which are considered tolerable are risks which the tree owner, visitors, guests, employees, and the wider public are prepared to accept to secure the associated tree benefits. However, tolerable risks come with expectations, such as the trees being accurately assessed; control measures being in place; residual risk as low as reasonably practical; and the risk rating is periodically reviewed.

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