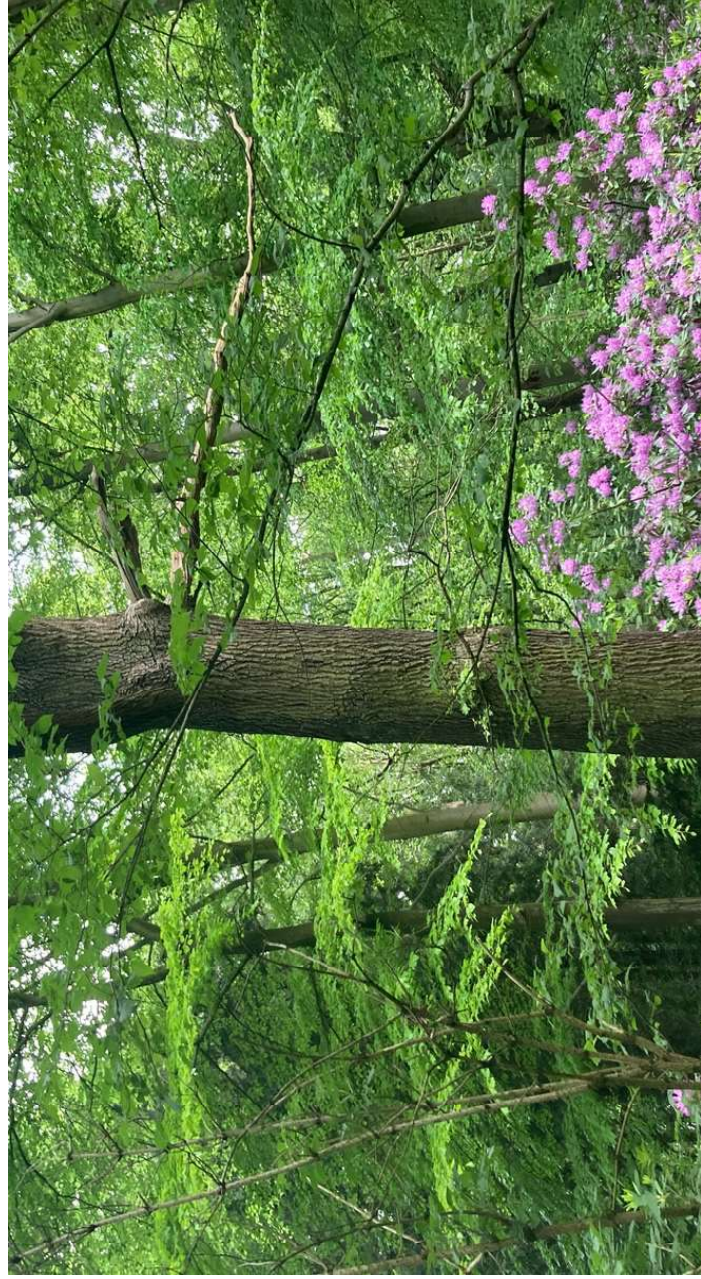


SAVILLS ARBORICULTURE TREE CONDITION REPORT

THE SHEFFIELD DIOCESAN BOARD OF FINANCE- GLEBE PROPERTIES

July 2024

Ref	Version	Author	Checked	Date
001	V.1	W. Thornhill	S. Rochester	July 2024



SUMMARY	
Estate	Sheffield Diocesan Board of Finance - Glebe Properties
Inspection Date	6th to 25th June 2024
Instruction Brief	The main focus of the inspection is the management of health & safety and abatement of nuisance from trees, both internally and adjacent to the third-party properties, boundaries and highways. Remedial tree work recommendations from the inspection can be found in Appendix A. A plan identifying the remedial work tree/group locations can be found in Appendix B.
Costings	Costings: Table 1 shows projected costings for the remedial tree surgery works highlighted from the inspection. The costs are only indicative and maybe higher than stated due traffic management costs
Recommended re-inspection	It is recommended that the treestock is inspected after three years, unless otherwise stated within the management recommendations. The estate system of tree inspection should be in accordance with the recommendations within Appendix C.
Author	W A Thornhill MARBOR A

Table 1: Budgeted cost of works for a 2-person tree surgery team

Timescale	Number of trees/groups	Estimated time (hours)	Rate per hour	Appendix	Total estimated budget costs
Urgent - 3 months	9	35	£150	A	£5,250
High - 6 months	10	38	£150	A	£5,700
Moderate - 12 months	24	75	£150	A	£11,250
Low - 18 months	13	25	£150	A	£3,750
Total	56	173	-	-	£25,950



CONTENTS	
Index	Page
1. Instruction	3
2. Report Limitations	3
3. Tree Inspection Methodology	4
4. Work Costings	4
5. Implementation of Tree Work	4
6. Recommendations	5
Appendices	
A. Remedial Work Recommendations	6-20
B. Remedial Work Plan	21-35
C. Responsibilities as a Duty Holder	36
D. Inspection Types and Competencies	37
E. Glossary of Terms	38
F. Ash Dieback - Definition of Health Classes	39
G. Implementation and Specific Issues of Tree Work	40
H. Bibliography	41

1. INSTRUCTION

- 1.1 The Forestry and Arboricultural Department of Savills were instructed to carry out a formal inspection of trees on Glebe land by the Sheffield Diocesan Board of Finance.
- 1.2 The following sites were subject to survey in accordance with the Diocese of Sheffield, three-year rolling tree survey programme:

Site	Postcode	Compartment Number	Glebe
Land at Barnburgh PCC	DN57EZ	5BG	Barnburgh Glebe
Cantley Woodland	DN46QR	14	Cantley Glebe
Land at Fishlake-Ilman	DN75JZ	26	Fishlake Glebe
Fishlake-Southwell	DN75JZ	27	Fishlake Glebe
Land at Frickey	DN57DA	29	Frickey Glebe
394 Handsworth Road	S19BZ	31	Handsworth Glebe
Handsworth Orchard field	S19BZ	33	Handsworth Glebe
Land at Ayle Hill Lane	DN19PE	43a	Lauritton Glebe
Land at Ayle Hill Lane	DN19PE	43b	Lauritton Glebe
Land at Skellow	DN68LF	45	Ouston Glebe
Part of Lindbays Croft	S26HUB	58	Todwick Glebe
Land at Edlington	DN12QB	62	Warmsworth Glebe
Scout hut and playing field	S636PT	66	Wath and Adwick on Don Glebe
Land at Blacker Common	S74ORU	80	Worsborough Glebe
Barnby Dunn Glebe	DN76NR	101	Land at Bull Moor
Hensall school playing field	DN14OGQ	36b	Hensall Glebe
Hensall school field	DN14OGQ	37	Hensall Glebe
Land at Hensall	DN14OGQ	36a	Hensall Glebe
Land at Hensall	DN14OGQ	35	Hensall Glebe
Grazing land at Darfield	S739PH	19	Darfield Glebe
Land at Aston	S26ZFB	11	Aston Glebe
Vicarage Field	S648DL	55	Swinton Glebe
Land at Old Arlne Lane	S367BX	46	Penistone Glebe
Substation at Sumyvale Road	S174PD	59	Todley Glebe

- 1.3 The inspection and report give recommendations for remedial tree works and produce costings for the tree work to trees located within falling distance of Estate owned properties, third party property boundaries. Where appropriate, maintenance work to keep trees in line with statutory clearance of highways and footpaths and to keep away from buildings have been recorded.
- 1.4 Implementing the specified remedial works within the timescales specified in this report will be important to demonstrate that reasonable and proportionate proactive measures have been taken to manage obvious actionable conditions in trees.
- 1.5 The tree survey was carried out between 6th and 25th June 2024 by William Thornhill MARBOR, LANTRA-accredited Professional Tree Inspector.
- 1.6 Land owned by The Sheffield Diocesan Board of Finance will hereafter be referred to as the 'Estate' in this report.

2. REPORT LIMITATIONS

- 2.1 The inspection was carried out from ground level, no aerial inspection was carried as this was not requested. Soil type or condition has not be ascertained on the Estate.
- 2.2 The recommendations relate to the site as it exists at present, and to the current level and pattern of usage. A change in use or development of the site or its surroundings may alter the level of risk posed by trees on the site.
- 2.3 Trees are living organisms whose health can be subject to rapid change. The mitigation recommendations, or any other conclusions, do not preclude the possibility of failure from undetected conditions, weather events, or other acts of man or nature. Trees can unpredictably fail even if no defects or other conditions are present.
- 2.4 Consideration must be given to identifying and addressing tree hazards arising after severe gales that could adversely affect tree stability after the event.
- 2.5 It is the responsibility of the duty holder to schedule repeat or advanced assessments, determine actions, and implement follow up recommendations, monitoring and/or mitigation. Further information on the responsibilities of a duty holder can be found in Appendix C.

3. TREE INSPECTION METHODOLOGY

- 3.1 The formal inspection process consisted of a ground based visual tree assessment (VTA) where the whole tree including the crown, trunk, buttresses, above-ground roots, and site conditions were evaluated with regards to targets by assessing the trees' location and condition to aid the diagnosis of potential actionable conditions. See Appendix G for ash dieback inspection method.
- 3.2 The inspection was undertaken on a negative basis, so whilst every tree was assessed, only trees with actionable conditions were noted. An actionable condition is one that requires further action, either to remove or mitigate a risk, or as part of good arboricultural management; to provide further details to enable a more informed decision to be made; or to advise of an increase in inspection frequency. Trees may contain deadwood and dysfunction, these will only be recorded when considered an actionable condition.
- 3.3 The inspection identified actionable conditions on trees with an increased likelihood of failure and the consequence of that failure to a target. The consequence is broken down into the size of the part likely to fail and the usage of the target.
- 3.4 Where appropriate, trees have been marked for remedial work in line with good arboricultural management; general maintenance work to avoid obstruction of public rights of way, away from buildings or lights, and to enable good financial planning.
- 3.5 Every tree that required remedial work or higher inspection frequency was given a tag bearing a unique reference number and marked with spray paint when appropriate. See Appendix E Glossary of Terms for further inspection methodology and glossary of arboricultural terms.
- 3.6 The inspection findings have been recorded on Esri tree management software using a handheld device. The findings database has been used to produce a programme of remedial works and a higher inspection frequency for trees where necessary. The database has also been used to provide budgeted costs for remedial works (see Section 4).
- 3.7 The recommended timescale for completion of works are:

- Urgent

Works completed within 3 months of report date
- High

Works completed within 6 months of report date
- Moderate

Works completed within 12 months of report date
- Low

Works completed within 18 months of report date

4. WORK COSTINGS

- 4.1 The recommended tree works are fully detailed and appended to this report from Appendix A. A summary and estimated budget cost is set out in Table 2.
- 4.2 The costs are only indicative, traffic management costs have not been included in this figure.

Table 2: Budgeted cost of works for a 2-person tree surgery team

Priority	Number of trees/groups	Estimated time (hours)	Rate per hour	Appendix	Total estimated budget costs
Urgent	9	35	£150	A	£5,250
High	10	38	£150	A	£5,700
Moderate	24	75	£150	-	£11,250
Low	13	25	£150	A	£3,250
Total	56	173	-	-	£25,950

5. IMPLEMENTATION OF TREE WORK

- 5.1 Due to the inherent risks in undertaking tree work, they must be carried out by skilled operatives who have training, experience, and adequate insurance cover. Contractor competence and insurance must be checked before any works instruction. The tree works listed in this document are made on the assumption that the work will be carried out by competent arborists who are fully trained and work to a high standard.
- 5.2 Before instruction of any remedial tree work, all topics shown in Table 4 of Appendix G need to be addressed to ensure regulatory compliance.
- 5.3 No check has been made to the Local Planning Authority for Tree Protection Orders or Conservations Areas on the Estate. Any statutory protection would require approval following application from the Local Planning Authority before work could commence.

6. RECOMMENDATIONS

- 6.1 Remedial tree work recommendations from the inspection can be found from Appendix A.
- 6.2 A plan identifying the tree/group locations with recommended work priorities can be found in Appendix B.
- 6.3 For ease of identification, the recommendations have been subdivided by Glebe.
- 6.4 Roadside trees were noted at Warmsworth Glebe, although no defects or maintenance requirements were apparent. The trees should continue to be inspected on a three-year cycle.
- 6.5 Trees were present within the land connected to the Hatfield Glebe. However the frequency of surrounding land use was extremely low and the trees do not adjoin a public right of way. It is recommended that these trees are inspected on a five-year cycle.
- 6.6 No trees of stature were found at the land connected to the Frickley Glebe and it is recommended that this area is withdrawn from the inspection programme.
- 6.7 Trees were recorded within the land parcels referenced within Appendix A and it is recommended that the tree stock is re-inspected within three years, unless otherwise specified.

APPENDICES

APPENDIX A. REMEDIAL WORK RECOMMENDATIONS

Worsborough Glebe

Tag No	W3W Location	Location	Usage Zone	Hazard Constraint	Single Group	Group Count	Species	Height	Stem Diameter	Crown Spread	Age Class	Habitat Potential	Monitoring	Timescale	Est Hrs	Observations	Recommendations
668	junior.plate-grand	Property commercial	Mod erate	n/a	Single		Sycamore (Acer pseudoplatanus)	21m+	751-1000m	16m +	Mature	n/a	n/a	High - 6 months	3	Co-dominant stems with open, well-formed basal union. Deadwood/squirrel damage to minor branches within the crown.	Clean out deadwood in excess of 30mm diameter.
680	herds.cult.riches	Property commercial	Mod erate	n/a	Single		Sycamore (Acer pseudoplatanus)	21m+	751-1000m	16m +	Mature	n/a	n/a	High - 6 months	2	Deadwood/squirrel damage within the crown.	Clean out deadwood in excess of 30mm diameter that is overhanging the menage.
16132	lowest.ble ss.cone	Property commercial	Mod erate	n/a	Single		Sycamore (Acer pseudoplatanus)	21m+	1001-1250m	16m +	Mature	Bat suspected	n/a	High - 6 months	4	Large semi-occluded pruning wound to the stem at 2m with associated cavity-sounded with hammer. Deadwood to the crown (squirrel damage).	Clean out deadwood in excess of 300mm diameter.
16133	music.rapid.mental	Property commercial	Mod erate	n/a	Single		Ash - Common (Fraxinus excelsior)	16-20m	1001-1250m	11-15m	Mature	n/a	n/a	Mod erate - 12 months	8	Inonotus hispidus fruiting body at 10m on principal bough close to union with parent stem.	Crown reduce by 3-4m in height and 4m in spread.
0	rips.fork.camps	Property commercial	Mod erate	n/a	Group	3	Ash - Common (Fraxinus excelsior)	11-15m	<250m	<5m	Semi-mature	n/a	n/a	Mod erate - 12 months	2	Crowns impacting on adjacent buildings.	Crown lift/clip back lose crowns to clear buildings by 2m.

APPENDIX B. REMEDIAL TREE WORKS PLAN

Worsborough Glebe



APPENDIX C. RESPONSIBILITIES AS A DUTY HOLDER

The duty holder is any person who is appointed to be responsible for a specific aspect of a building or project; they have a duty of care to ensure, as far as reasonably practicable, that trees within their ownership or management are unlikely to cause harm to the general public or staff. The law regarding trees and responsibility consists of two elements – statutes as defined by Parliament, and case law as interpreted by the Courts. The two principle statutory instruments for the management of tree-related risk are the Occupiers Liability Acts (1957 & 1984) and the Health and Safety at Work Act (1974). The Occupiers Liability Act states that, amongst other things, the duty holder has a duty of care to take reasonable precautions to ensure the safety of any third party (invited or not) on their land.

The management of trees needs to maintain a reasonable balance between the huge number of ecosystem services that trees by their very presence provide, whilst ensuring by sound management and practice that the risk of harm is minimised as far as reasonably practicable. To retain the benefits of trees it is accepted that there will always remain some residual risk in return for the benefits.

The level of management expected in law is that of “the reasonable and prudent landowner”. It recognises that financial resources are rarely available for all tree work or inspections to be carried out at once, and that the amount of resources available and size of the landowner directs the standard of tree management and inspections.

The publication Common Sense Risk Management of Trees states that the five key principles are:

- trees provide a wide variety of benefits to society
- trees are living organisms that naturally lose branches or fall
- the overall risk to human safety is extremely low
- tree owners have a legal duty of care
- tree owners should take a balanced and proportionate approach to tree safety management.

Defendable Tree Risk Management

The Health and Safety Executive (HSE) considers there are four main elements to achieve a defendable tree risk management system:

- An overall assessment of risks from trees, particularly identifying groups of trees by their position and degree of public access (a zoning system) to establish an inspection schedule.
- A system of periodic, proactive checks by a competent person linked with record taking.
- Obtaining specialist assistance and/or taking remedial action when a check reveals defects outside the knowledge/experience of the surveyor.
- A system to report damage to trees and to trigger checks after certain events e.g. severe gales.

It is recommended that the duty holder ensures these four bullet points are in place to achieve a defendable tree management system.

APPENDIX D. INSPECTION TYPES AND COMPETENCIES

We recommend using three types of tree inspection protocol hierarchy on the Estate.

The three levels of inspection are as follows:

- Informal observations
- Formal inspections
- Detailed inspections

Informal Observations

Ongoing assessment carried out by staff.

An Informal Observation is an ongoing assessment of trees on the Estate. It is carried out at all times when staff pass by trees whilst going about their day-to-day routine and observe a condition of a tree which requires further action. An example of this would be a split in the stem or hanging broken branch. The general public in some instances may also identify potential tree conditions which require further action. Any reports of actionable conditions must be acted upon.

The HSE recommends that there is a system to report damage to trees and to trigger checks after certain events e.g. severe gales. It is recommended a designated member of staff does a walk over check after severe weather events to check trees for actionable conditions.

Formal Tree Inspection

A Formal tree Inspection is a visual evaluation, when possible, of a tree where the crown, trunk, buttresses, above-ground roots, and site conditions are evaluated with regards to targets. This could be part of a planned inspection or after reports from informal observations on a tree. It is the best practice method for inspecting a large group of trees. Inspections are carried out as negative survey and identifies only individual trees or groups where actionable defects are present. This is to be undertaken by a trained tree inspector using the Visual Tree Assessment method.

The inspector will be qualified to a minimum of RQF Level 3-4, for example, Technicians Certificate, National Diploma in Arboriculture, hold the LANTRA Professional Tree Inspectors Certificate and through continual professional development be up to date with current legislation and good practice guidance.

Detailed Inspection

A specialist examination of trees may be required where trees cannot be fully assessed by visual inspection methods alone. This type of inspection would normally be specified or requested to evaluate extent and type of decay present in the trunk, major branches or roots. In some cases this may require the use of specialised devices, but the equipment alone cannot be relied upon to make the evaluation. A Detailed Inspection will normally result from the findings of a Formal Inspection and apply to individual, high-value trees.

A detailed inspection could entail the following:

- further investigation with the use of decay detection equipment
- soil and root condition assessment
- aerial inspection of upper trunk and crown undertaken by tree inspector

The inspector should be qualified to a minimum of RQF Level 5-6, for example, FdSc Arboriculture, Dip Arb (RFS) [the Professional Diploma in Arboriculture]. Additional training or staffing may be required for rope access or MEWP operations to access a tree for an inspection; i.e. NPTC CS 38 or IPAF use of MEWP's.

APPENDIX E. GLOSSARY OF TERMS

Age Class		Physiology		Comments
Young	Out-planted trees that have not yet established	Good	No significant conditions noted in either physiological or structural condition	Works required as a result of any noted impairment in condition e.g. removal of deadwood, which is classified in the following categories:
Semi-Mature	Established trees up to 1/3 of expected height and crown	Fair	Physiological and/or structural condition slightly compromised	DW Dead wood
Early Mature	Between 1/3 and 2/3 of expected height and crown	Poor	Physiological and/or structural condition significantly compromised	Min. DW < 25mm diameter
Mature	Full expected height and crown	Dead	No longer functional physiologically	Mod. DW 25-50mm diameter
Over Mature	Crown beginning to break-up and decrease in size	FFB	Fungal Fruiting body	Maj. DW > 50mm diameter
W3W	What 3 words - website used to give 3m x 3m location of tree	IFD2	In falling distance to	FP Footpath
OH	Over-hanging	PROW	Public right of way	SIG Significant
AGL	Above ground level	ADB	Ash dieback	AOD Acute Oak Decline

Every tree that requires remedial work or a higher inspection frequency will be given a tag bearing a unique reference number.

Species, height class, dbh range, age class, life expectancy, use zone, additional comments and date assessed will be captured. The following information relating to the health of the tree and any actionable defects may be recorded:

The amount of deadwood, crown dieback, decay in the trunk, wounds/cavities, fungal fruiting bodies, obstruction, habitat potential, damaged/ unstable roots, deformed leaves/buds, dangerous limbs/branches, continuing decline and vitality will also be recorded where appropriate and a works spec given.

The location of the tree was then recorded on the mapping software using the tag number as a reference.

The survey methodology used is in line with the recommendations advised by the following:

- National Tree Safety Group, (2011) Common Sense Risk Management of Trees, Edinburgh, Forestry Commission;
- Lonsdale, D (1999) Principle of Tree Hazard Assessment and Management, Edinburgh; Forestry Commission;
- LANTRA Professional tree inspection course;
- Mattheck, C (2007) Field Guide for Visual Tree Assessment, Germany; Karlsruhe Research Centre.

APPENDIX F. ASH DIEBACK - DEFINITION OF HEALTH CLASSES

Identifying the symptoms of ash dieback in large trees can be difficult; so a system was needed to enable easy description of the current state of an ash tree. The Tree Council adapted the work carried out by Andreas Roloff where the health of an ash tree can be assessed using a four-part categorisation method.

The canopies of ash trees when in full leaf are scored by assessing the percentage of the crown that remains. Using this four-category framework allows a tree to be assigned a health category, which informs subsequent potential action.

Savills follow recommendations and guidance from the Tree Council and Forestry Commission and uses the Health Class system to assess the health of ash trees. When trees fall into Class 3 or Class 4 category we are advising removal of the tree due to an increased likelihood of failure.

Four Ash Dieback Categories:



Class 1:

100% - 76% remaining canopy



Class 2:

75% - 51% remaining canopy



Class 3:

50% - 26% remaining canopy



Class 4:

25% - 0% remaining canopy

APPENDIX G. IMPLEMENTATION AND SPECIFIC ISSUES OF TREE WORK

All recommended tree work should be carried out, where possible, in accordance with Forest Industry Safety Accord (FISA) guidelines, Arboricultural and Forestry Guidelines (AFAF) and British Standard 3998:2010 Tree work – Recommendations by suitably qualified, insured and experienced Arboricultural contractor. All tree works should also take into consideration The Wildlife and Countryside Act 1981 (as amended), ‘Conservation of Habitats and Species Regulations 2010, and the Countryside and Rights of Way Act 2000 protected species of flora and fauna.

The following topics in Table 4 should be addressed by the duty holder prior to commencement of any of the recommended remedial tree works detailed in this report:

Table 4: Specific issues to consider

Item	Issue Raised	Action required/taken
1	Tree Preservation Orders (TPOs)	Check with LPA if trees proposed for work covered by TPO.
2	Conservation Areas	Check with LPA if trees proposed for work covered by Conservation Area controls.
3	Forest Commissions Felling Licence	The Forestry Act (1980) requires a licence to be obtained for the felling of timber exceeding five cubic metres (subject to specific exemptions).
4	Wildlife	All birds and their nests and eggs are protected by law under the Wildlife and Countryside Act (1981), the Countryside and Rights of Way Act (2000) and the Habitat Regulations (2007). Many other species of animals are also protected including bats, badgers, dormice and newts. A Habitat Disturbance Assessment is recommended on all sites before undertaking any tree work. It is quite possible that bat roosts are present in older trees for which works are proposed, particularly those with multiple cavities and ivy.
5	Traffic Management	The budget costs does not allow for any traffic management, the costs of which should be included as part of any tendering of the recommended works.

APPENDIX H. BIBLIOGRAPHY

British Standard 3998:2010 Tree work – Recommendations

Compensation Act 2006 section 1

Countryside Rights of Way Act 2000

Forestry Commission, (2021) Managing Ash Dieback in England, Edinburgh, Forestry Commission

Forestry Commission, (2018) Managing ash in woodlands in light of ash dieback: Operations Note 046, Edinburgh

Forest Industry Safety Guidelines

Health and Safety Executive (2007), Management of the risk from falling trees, HSE sector information minute, sim 01/2007/05, (Guidance for HSE inspectors and local authority enforcement officers),

Health and Safety at Work Act 1974 section 3

Highways Act 1980

LANTRA Professional tree inspection course;

Lonsdale Dr. D (1999) The Principles of Tree Hazard Assessment and Management (Research for Amenity Trees), London

Management of the Health and Safety at Work Regs 1999 section 3

Mattheck C.(2007), Updated Field Guide for Visual Tree Assessment, FKG, Germany

Occupiers Liability Act 1957 and 1984

The National Tree Safety Group (2011) Common Sense Risk Management of Trees, Forestry Commission, Edinburgh

The Tree Council, (2020) Ash dieback disease, A guide for tree owners

Well- Managed Highway Infrastructure: A Code of Practice October 2016