



ARBORICULTURAL (RE-SURVEY)

Midland Studio College London Road, Hinckley, LE10 1HQ

Prepared on instruction by

Gary Woods

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1.0 Introduction

The purpose of a tree condition inspection, in this instance, is to assess whether a tree poses an unreasonable risk of harm to people and/or property and how it can be best managed to support its longevity. Not all trees are hazardous simply because of their size. As part of their natural life, however, they will be susceptible to failure due to the development of dangerous, identifiable risk factors, such as root damage, fungal fruiting bodies indicating internal decay, wounds and bulges indicating internal dysfunction, cracks, weak forks, reduced vitality, etc.

Important – Ivy and other vegetation can cover defects. It is important that when such vegetation is removed by a contractor, any exposed defect which is of concern is brought to our attention using the contact details provided on the front page.

- 1.2 The **TPO** trees were inspected on the 25/03/2026 by Jonathan Alexander Green who holds a HND in Arboriculture and is a professional member of the Arboricultural Association. The survey process and report takes into account of the following Legislation:

The Wildlife & Countryside Act 1981, Countryside Rights of Way Act 2000, Habitat Regulations 1994, The Town & Country Planning Act 1990 and The Town and Country Planning (Trees) Regulations 2012, The Highways Act 1980 and Local Government (Miscellaneous Provisions) Act 1976, Occupiers Liability Act 1957 and 1984, The Health and Safety at Work Act 1974.

- 1.3 All trees have been inspected from ground level only. Should further more detailed inspection be deemed appropriate, this will be covered under the 'recommendations'. Trees are dynamic living organisms whose health and condition can be subject to rapid change, depending on several external and internal factors. Not all features can be observed during all seasons of the year. Certain features, such as leaf conditions and fungal fruiting bodies, are seasonal and may only be visible in the summer and autumn months and not necessarily present during the winter. Should a further inspection be required, this will be highlighted in the recommendations.

2.0 Report

Client	Gary Woods	Address	Midland Studio College London Road, Hinckley, LE10 1HQ	Site Visit Date	25 th March 2026
Report Date			27/03/2026		

Weather Conditions: -

- 25-03-2026 Light rain overcast, 6/4°C Wind WNW 27.342 mph – ref <https://www.timeanddate.com/weather/uk/hinckley/historic>

2.1 Summary

The college consists of a single site with 8 established trees seven of which are limes and one is a Cherry tree. All the trees are subject to a Tree Preservation Order. I was instructed by Gary Woods to inspect the trees for health and safety. Having recorded and -plotted the trees on a map, I visually inspected each tree from ground level.

I found actionable defects to some of the trees which I have highlighted in more detail in the two survey tables. I have also included any required remedial action with a recommended time frame.

- 2.2 Scope of Report: I have been instructed by the above client to carry out a tree hazard survey to determine any significant defects that require appropriate management. **The survey does not make an assessment for subsidence.**

3.0 Limitations

- 3.1 **The statutory tree protection status is believed to still be in place and is subject to a Tree Preservation Order (Ref: Hinckley And Bosworth Online TPO Map). To double-check, contact your local planning authority.**

- 3.2 A Legal Duty of care requires that all works specified in this report should be performed by a qualified arboricultural contractor who has been competency tested to determine his/her suitability for such works in line with Health & Safety Executive Guidelines. Additionally all works should be carried out according to British Standard 3998:2010 *“Tree Work Recommendations”*.

4.0 Methodology

- 4.1 A Unique tree identification number is given to each surveyed tree, which is highlighted on the map and the table of recommendations.
- 4.2 It is important that a copy of this report is made and given to the appropriate contractor, so that the location of the correct tree is easily found. **The location of any trees subject to a Tree Protection Order/Conservation Area will also be included in the report.**

Please note that the accidental pruning of, or removal of a tree with a Protection Order would be an offence. Therefore, if applicable, it is critical to adhere to 3.1.

- 4.3 All trees will be inspected from the ground only, and any tree requiring an aerial inspection will be noted in the schedule of works. On the odd occasion, a tree may require a further detailed ground inspection to determine the extent of internal decay. This will be noted in

the schedule of works. However, a separate report will need to be produced for such an inspection.

Please note that a further detailed inspection will not be part of the original quote. A further quote will be given, and on agreement, the further detailed inspection will be concluded.

During a survey, it will be noted if any works may contravene protection legislation, such as nesting birds or evidence of Bat activity.

Please note that you should read the schedule of works carefully to see if any of the above have been recorded, as a prosecution may result if found to be negligent.

- 4.4** In the eventuality that it is suspected a tree may house Bats, this will have to be further investigated by a suitably qualified person. **Please seek guidance from the Bat Conservation Trust.**
- 4.5** In the eventuality that birds are visibly nesting, work should **NOT** be undertaken until the nesting season has finished. **Under no circumstances should any specified works to a hedge be undertaken during this season as it is an offence under the Wildlife & Countryside Act 1981, Countryside Rights of Way Act 2000, Habitat Regulations to disturb a nesting.**

5.0 ISA Risk Assessment

- 5.1** ISA Tree Risk Assessment (2013) – International Society of Arboriculture – This computer software tool is used during the inspection process, in order to calculate risk, the results are graded into:



- 5.2** Any priorities e.g. (Re-inspect tree 1 year) will be displayed in the schedule of works.

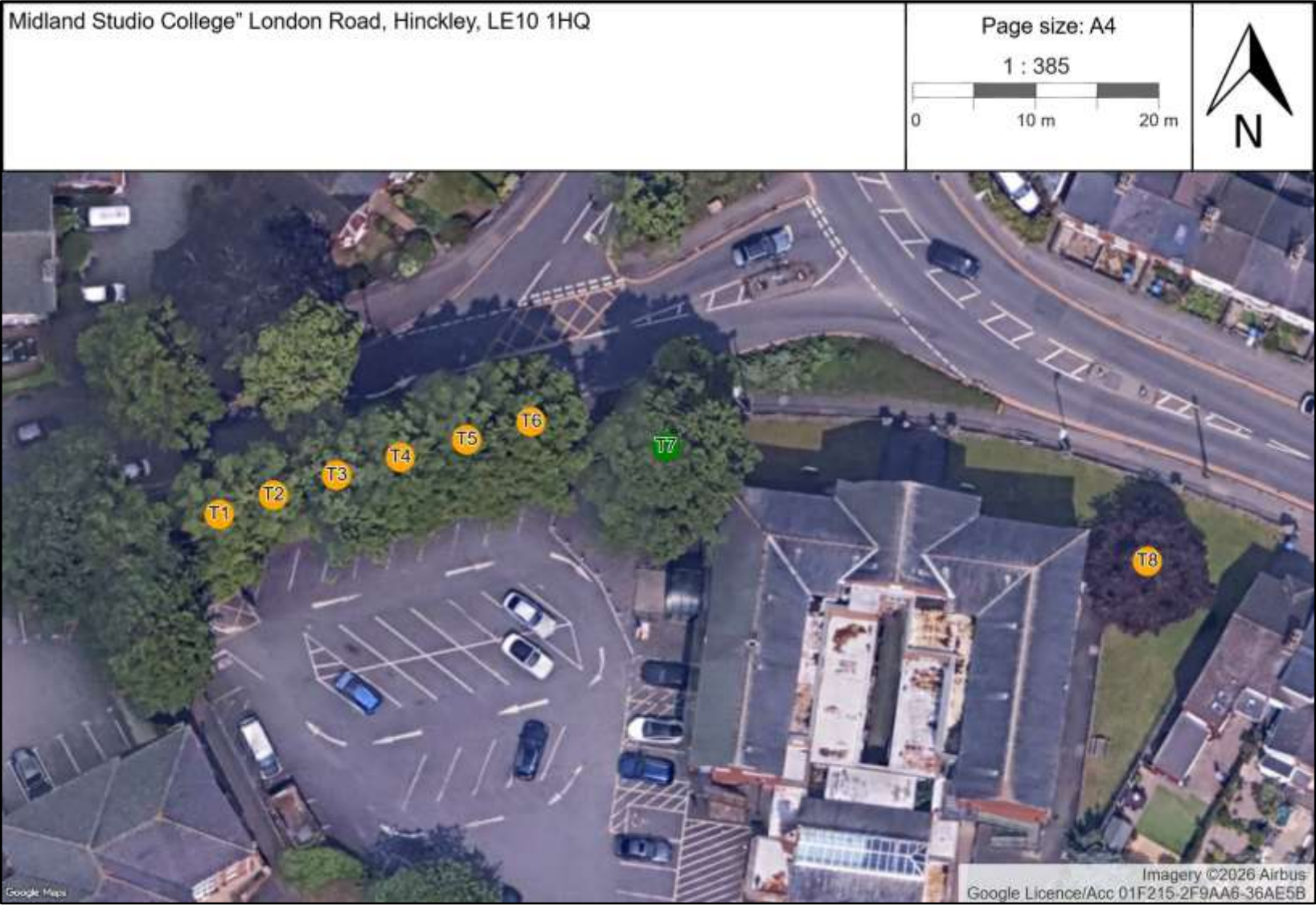
Please note that it is extremely important that the advised priorities in the schedule of works are adhered to.

6.0 Pruning Requirements BS3998 2010

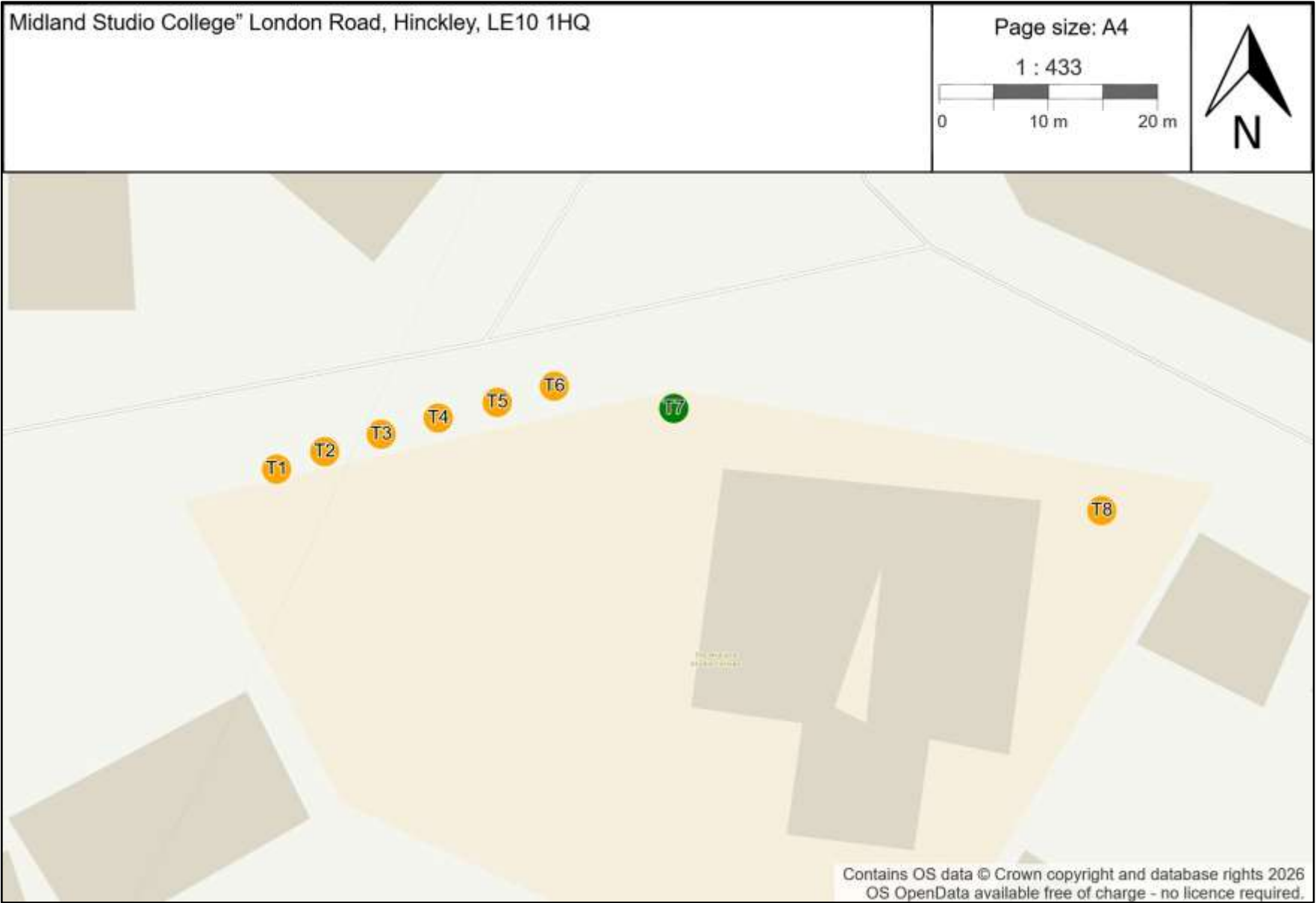
The recommended pruning works detailed in this report must be carried out in accordance with BS3998 2010 and carried out by a suitably qualified arboriculturalist.

7.0 Appendices

Tree Survey Map:



Tree Survey Map showing the location of trees T1 through T8 near Midland Studio College, London Road, Hinckley, LE10 1HQ. The map includes a scale bar (0 to 20 m) and a north arrow.



Survey Data with Recommendations (Separate)

Photos:



Right to left T1-T6



Left to right T4-T7







Remove the deadwood from the crown.

Prune back lateral branches to provide approximately 3 metres clearance from the roofline of the adjacent property. Works to include selective reduction of encroaching limbs only, maintaining the natural shape and balance of the crown. All pruning cuts to be made to suitable growth points.



Remove the deadwood from the crown.

Prune back lateral branches to provide approximately 3 metres clearance from the roofline of the adjacent property. Works to include selective reduction of encroaching limbs only, maintaining the natural shape and balance of the crown. All pruning cuts to be made to suitable growth points.



Prune back branches to provide approximately 2 metres of clearance from the window/building. Works to include selective reduction of encroaching limbs only, retaining the natural shape and balance of the crown. All pruning cuts to be made to suitable growth points

Remove the deadwood from the crown.

Tree Work Specification:

If the tree surgeon finds any defects during the work that seem concerning, they must report them to a suitably qualified arboriculturist.

All tree pruning work should be carried out by a suitably qualified person and in accordance with British Standard 3998:2010, Recommendations for Tree Works.

Wildlife & Countryside Act Compliance

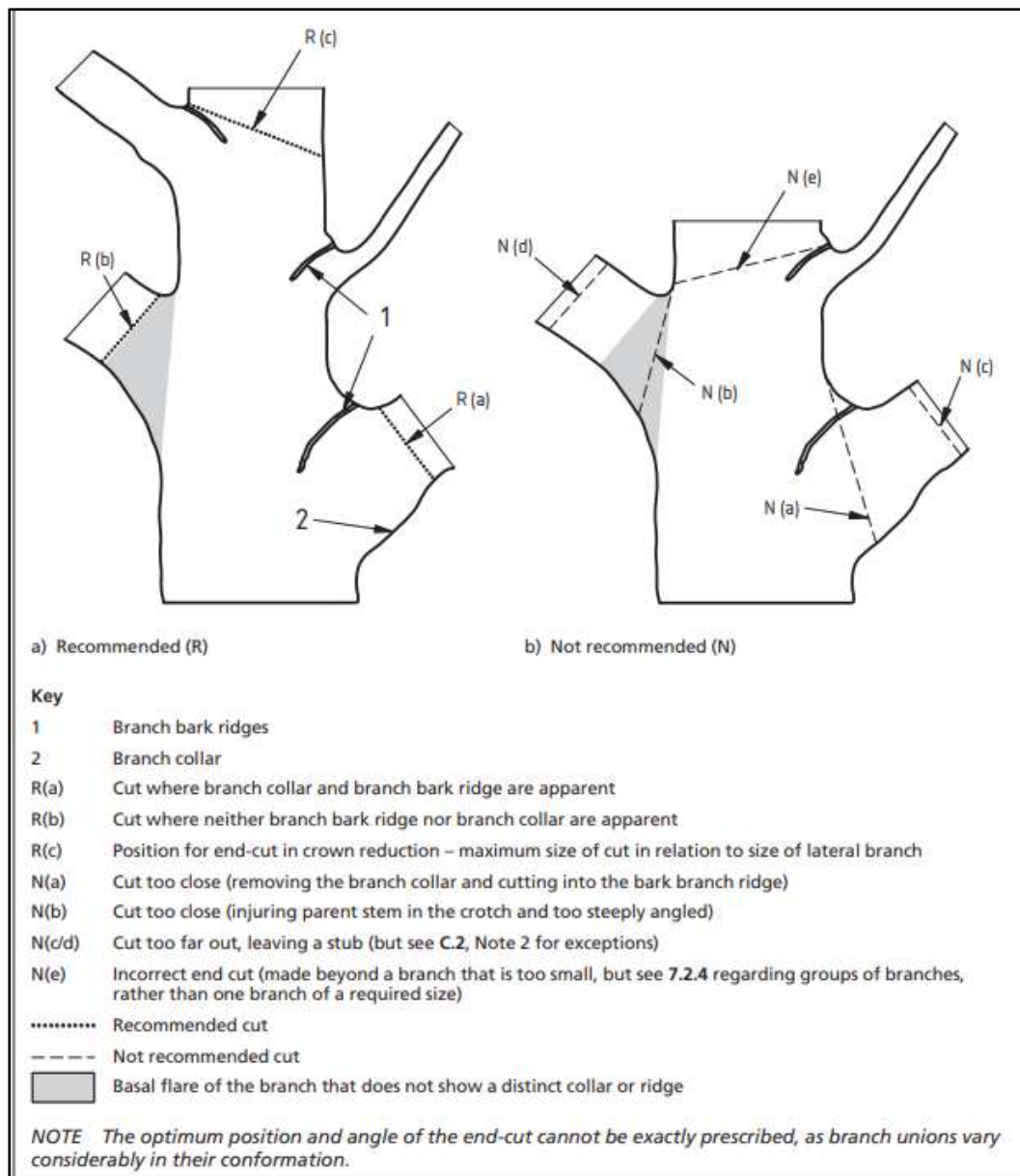
All works shall be carried out in accordance with the requirements of the **Wildlife and Countryside Act 1981 (as amended)**.

Prior to commencement of works, trees and surrounding vegetation must be checked for the presence of nesting birds and other protected species. No work shall proceed if active nests are found. If evidence of protected species (including, but not limited to, bats) is identified, work must cease immediately, and appropriate ecological advice must be sought.

The contractor is responsible for ensuring compliance with current wildlife legislation and for implementing any necessary mitigation measures.

Tree I.D	Species	Recommendation	Work Timescale	Specification
T1, T3 & T 4	Lime	Proposed Works: Remove the deadwood from the crown. (see the above photos)	3 months	BS3998:2010 Paragraphs 7.0, 7.1,7.2, 7.3.
T2	Lime	Proposed Works: Remove the deadwood from the crown, and the decayed limb. (see the above photos)	3 months	BS3998:2010 Paragraphs 7.0, 7.1,7.2, 7.3.
T5	Lime	Proposed Works: Remove the deadwood from the crown. Remove the snapped branch caught up in the crown. (see the above photos)	3 months	BS3998:2010 Paragraphs 7.0, 7.1,7.2, 7.3.
T6	Lime	Proposed Works: Remove the deadwood from the crown. (see the above photos)	3 months	BS3998:2010 Paragraphs 7.0, 7.1,7.2, 7.3.
T7	Lime	Proposed Works: Remove the deadwood from the crown. Prune back lateral branches to provide	3 months	BS3998:2010 Paragraphs 7.0, 7.1,7.2, 7.3, 7.7,

		approximately 3 metres clearance from the roofline of the adjacent property. Works to include selective reduction of encroaching limbs only, maintaining the natural shape and balance of the crown. All pruning cuts to be made to suitable growth points. (see the above photos)		7.8
T8	Cherry Plum	Prune back branches to provide approximately 2 metres of clearance from the window/building. Works to include selective reduction of only encroaching limbs, retaining the natural shape and balance of the crown. All pruning cuts to be made to suitable growth points Remove the deadwood from the crown. (see the above photos)	3 months	BS3998:2010 Paragraphs 7.0, 7.1, 7.2, 7.3, 7.7, 7.8



Taken from BS 3998:2010 Tree work – Recommendations

7.8 Selective pruning

Branches should be individually removed or shortened only if a need is clearly established (in contrast, see 7.7.1 regarding symmetry for its own sake and see 7.9 for other options in relation to clearance from infrastructure). If such work is necessary, the amount of material to be removed and the diameter(s) of the pruning cut(s) should be the minimum required for the purpose. If selective pruning is assessed as adversely affecting the overall stability of the tree, additional pruning should be undertaken to alleviate this problem.

NOTE Specific objectives might include the removal or shortening of branches on one side of the crown interfering with buildings, landscape features or other structures, or the removal or shortening of branches that would otherwise probably fail.

If individual branches need to be shortened or removed so as to increase horizontal or vertical clearance from another feature, the work specification (4.1) should state the feature and the clearance to be achieved.

Taken from BS 3998:2010 Tree work – Recommendations

Dead branches should be shortened or if necessary removed if they pose an unacceptable risk to people or property, and if other options (e.g. diverting a footpath) are not practicable. In assessing risk, attention should be paid to the rate of wood decay, particularly at the bases of the branches.

If it is appropriate to cut any dead branches, this should be done so as to avoid injury to living bark or sapwood, which could lead to the development of further dysfunction and colonization by decay fungi or pathogens.

Taken from BS 3998:2010 Tree work – Recommendations

7.7.2 Specification for crown reduction and/or reshaping

The specification should be accurate and clear, so that the desired result is achieved. To avoid ambiguity, the specified end result can be stated either as the tree-height and branch-spread which are to remain, or the average equivalent in branch length (in metres). End results should be specified for individual branches if the growth pattern of the tree creates a need for this, or where clearance from a specific object is required (see 7.8).

NOTE 1 Specifications for a percentage reduction are imprecise and unsatisfactory without reference to length, height, spread etc. A 30% reduction in crown volume can be considered to be approximately equivalent to a 12% reduction in overall branch length (i.e. radial distance).

NOTE 2 Specifications which state what will remain are normally used to enable verification, but, to assist implementation, may also be translated into what is to be removed (e.g. length of branch).

Annotated photographs should be provided where this would be helpful in describing the desired result.

Taken from BS 3998:2010 Tree work – Recommendations

When specifying crown reduction and/or reshaping to create clearance from another structure or tree (see 7.8 and 7.9), the points between which the clearance will be measured should be stated.

Taken from BS 3998:2010 Tree work – Recommendations

7.7.3 Follow-up work after crown reduction or reshaping

Following crown reduction or reshaping, the crown should generally be managed in accordance with one of the following objectives:

- to continue a phased programme of further crown reduction (see also Annex C);
- to maintain the reduced crown as a framework for cyclic management, whereby the new branches are periodically cut back close to their points of origin (as in pollarding; see 7.10);
- to establish a new framework by “shoot renewal pruning”, so that the crown attains a relatively natural appearance but remains smaller than before the reduction or reshaping.

To achieve the last of the above objectives, the new branches should be tip-pruned and thinned so as to encourage the growth of secondary branches, which should in turn be pruned and thinned as required to maintain the desired shape, size and density of crown.

Taken from BS 3998:2010 Tree work – Recommendations

Terminology**Arboricultural Terms & Abbreviations**

<u>Commonly used Arboricultural abbreviations.</u>	
AA	Arboricultural Association
AAIS	Arboricultural Advisory and Information Service.
AIS	Arboricultural Implication Study
AMIUG	Arboricultural Mortgage and Insurance Users Group
AONB	Area of Outstanding Natural Beauty
Appellant	A person who appeals to a higher court.
Arisings	Product of the tree works. Brushwood, woodchips, logs, debris etc.
Bark Wounds	Damaged or missing bark.
Basal Area	Area of tree around stem base, including visible buttress roots.
Bifurcated	A tree with two main stems.
BLS	Better Land Supplement - Forestry Commission
Branch Bark Ridge	An external physical feature resembling a raised ridge of bark and located on the upper-side of the branch to stem union. An area where branch and stem vessels are separated.
Branch Collar	An external physical feature resembling a raised bulge or thickening of the branch diameter and located at the base of the branch where it meets its parent stem. An area where branch and stem vessels overlap.
BRE	Building Research Establishment
BS	British Standard
Buttress Roots	Angled roots at base of stem.
Cable Brace	Aerial branch or stem supporting system designed to reduce mechanical stresses and usually constructed from flexible wire or rope.
Callus	Reactive cell growth usually found around bark wounds and old pruning wounds.
Cambium	A layer of cells located between the bark and sapwood which are able to divide and thus produce further cells as growth rings.
Cavity	Hole located within the branch or stem and extending into the wood beyond the bark layer.
CCF	Continuous Cover Forestry.

Clean out	Removal process where dead, dying and diseased branches are removed from the trees crown and stem. Can also include the removal of epicormic shoots, Ivy and rubbish.
Clear Services	To prune branches clear of services such as street lamps or aerial service cables (i.e. telephone & electricity wires). The actual clearance can be specified as a distance. (e.g. clear aerial service wires by 3m).
Compaction	Compacted soil. Soil which has become compressed to leave little or no air gaps between the soil particles. Compacted soil prevents proper root growth due to oxygen and water starvation.
Coppicing	Where the tree stem's are pruned close to ground level to leave a cluster of low stump's (stool), with each stump being approximately 200mm in height, with the intention being to encourage the production of new growth shoots from these stumps. Final cuts on the stumps should be made with a slight angle to assist the shedding of rain water. A tree which has not been previously coppiced and has only a single stem follows the same procedure.
Cordate	Heart shape. Normally used to describe leaf type.
CPO	Chief Planning Officer
Crown	The part of the tree comprising of limbs, branches and foliage.
Crown clean	See Clean out.
Crown Lifting	Operation where the branches of the lower crown are either completely removed or pruned to increase the ground to tree clearance. A clearance height is normally specified (e.g. crown lift to 3m over footpath).
Crown Reduction	Reduce the overall size of the crown by a given specification. The operation should be carried out by pruning the tips of each branch back to a suitable branch union in a manner to create a balanced shape and outline. The reduction specification can be specified as a percentage (e.g. reduce crown by 30%) or as an absolute amount (e.g. reduce crown by 3m) or as an absolute height & spread specification (e.g. reduce crown to leave the tree with an overall height of 18m and a crown radius of 5.5m).
Crown Shaping	To balance the crown by reducing its spread in certain places to achieve a more desirable shape which is more consistent with the trees habit. The reshape specification can be specified as an absolute amount (e.g. reduce eastern crown spread by 3m).
Crown Spread	Distance from stem to crown edge. Usually specified as a single averaged distance or as four separate measurements for north, south, east and west.
Crown Thinning	To reduce the foliage and outer-branch density of the whole trees crown or just part of the trees crown. This operation would normally be achieved by removing damaged, crossing, rubbing limbs and by removing smaller secondary branches but leaving the main branch structure intact. The thinning specification can be specified as a percentage (e.g. thin crown by 10%).
Cultivar	A plant which has been developed (bred) in cultivation rather than in the wild.
CWS	Community Woodland Supplement - Forestry Commission

DBH	Diameter at Breast Height (DBH). The tree diameter is measured at breast height (approximately 1.3m above ground level).
Dead-wood	Dead branches and stubs.
Defendant	A person sued or accused in a court of law.
Dismantle	Safe and controlled removal of the tree in small sections. The remaining stump would normally be cut as low as practically possible (usually just above ground level).
Epicormic	Growth shoot growing from a dormant or adventitious bud located on stem and/or branches.
FASTCo	Forestry and Arboriculture Safety Training Council
Fastigate	Conical or tapering outline with upswept branches.
Fell	The removal of the tree in one operation. The direction of the fell can be determined and relatively controlled. The remaining stump would normally be cut as low as practically possible (usually just above ground level).
Fluted	Used to describe vertical grooves found on some tree trunks.
Formative Pruning	Selective pruning of a young tree so as to promote good future shape and habit typical of that tree species. Would normally include the removal of multiple leaders and crossing/rubbing branches.
FSC	Forestry Stewardship Council
FWPS	Farm Woodland Premium Scheme - Forestry Commission
Glabrous	Not pubescent, not hairy.
Heave	Expansion and movement of shrinkable clay soil due to rehydration by water.
Honeydew	Sugary secretion produced by sap sucking insects such as aphids.
Hybrid	The resulting offspring obtained from parents of different species or types of species.
Hyphae	Fine threads composing of the actual fungus.
Included Bark	Bark which is trapped between a stem union as the two stems press together. In some situations the edges of the two stems fuse together to form a single stem with a single growth ring. However, parts of the stems remain separated inside by the trapped bark.
ISA	International Society of Arboriculture
Lenticel	A pore on a shoot. Usually visible, elliptical and slightly raised.

LPA	Local Planning Authority
Major Dead-wood	Dead-wood exceeding 50-75mm in diameter.
Minor Dead-wood	Dead-wood up to 50-75mm in diameter.
Multiple stemmed	A tree with many main stems.
Mycelium	Network of threads (hyphae) which form the normally unseen part of the fungus.
NAA	National Arborist Association
Natural Regeneration	New young tree stock established by natural means (i.e. seed dispersal).
NGO	Non-Governmental Organisation
NHBC	National House Building Council
NJUG	National Joint Utilities Group
NNR	National Nature Reserve
Node	Position on a shoot where a leaf or another shoot grows.
NPTC	National Proficiency Tests Council
Occlusion	Term used to describe a wound which has become closed by callus growth.
Pathogen	A disease causing organism.
PAWS	Plantation on Ancient Woodland Site
PEFC	Pan-European Forest Certification
Petiole	The stalk of a leaf but not the shoot that the leaf stalk is fixed.
Pollarding	Maintaining a tree by regularly pruning back the whole trees crown to previous pruning points located on its main stem. Similar to the coppicing procedure except that subsequent shoot rejuvenation forms on the trunk. Final cuts should be angled to assist the run-off of rainwater.
Plaintiff	A person who brings a case of law against another in court.
PPE	Personal Protective Equipment
PPG	Planning Policy Guidance
Planting Circle	An area located around the trees stem which is clear of other vegetation (competition). Would normally incorporate a form of soil protection such as mulch.
Pubescent	Hairy. Normally describes smaller, soft hairs.

Reshape Crown	See Crown Shaping
Respondent	A defendant (esp. in an appeal case).
RFS	Royal Forestry Society
Rhizomorphs	Black, root like threads formed from Hyphae and normally associated with Honey Fungus.
Rod Brace	Similar operation to Cable Bracing. A non-flexible rod of metal is inserted physically into the tree branch or stem and would incorporate threaded ends so it can be bolted tight. Normally used to reinforce a weak fork or to prevent the movement of crossing/rubbing branches.
Root Plate	The base of the tree stem incorporating the major root structure.
SAC	Special Areas of Conservation
Saprophyte	An organism which feeds on dead plant matter.
Sessile	Stalkless. Normally used to describe leaves which have no stalks.
Slime Flux	Liquid exudation from the tree, bacterial based.
Soil Compaction	See Compaction
Soil Heave	See Heave
SNCO	Statutory Nature Conservation Organisation
SPA	Special Protection Areas
SPG	Supplementary Planning Guidelines
SRA	Subsidence Risk Assessment
SSSI	Site of Special Scientific Interest
SSTS	Scottish Skills Testing Service
Stool	A stump(s) which has been allowed to produce new shoots. See Coppicing.
Stump	The remainder of the trunk which is left in the ground after a tree has been removed. The stump is still attached to the root and is normally cut close to ground level.
Stump Grinding	Removal of the stump to a specified depth below soil level by way of a specialised machine.
Sucker Growth	Growth from stem base and/or exposed roots.
SULE	Safe Useful Life Expectancy
Tomentose	Having dense, pubescence.
Topping	The indiscriminate reduction of a trees height by removing the upper crown. A

	poor practice.
TPO	Tree Preservation Order
Tree Circle	See Planting Circle
Trifurcated	A tree with 3 main stems.
TROBI	The Tree Register of the British Isles
UDP	Unitary Development Plan
UKWAS	United Kingdom Woodland Assurance Scheme
VTA	Visual Tree Assessment
Weak Fork	A stem or branch union which is exhibiting signs of a potential structural weakness through its growth habit (i.e. included bark).
WIG	Woodland Improvement Grant - Forestry Commission
Witch's Broom	Foliage disorder resulting in clustered and dense area of twigs.
WGS	Woodland Grant Scheme - (Forestry Commission)

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I hope this report provides all the necessary information; if you require further assistance, please do not hesitate to contact me.

Signed

A handwritten signature in blue ink, reading "Jonathan A. Green M. Arbor. A", enclosed in a thin green rectangular border.

Jonathan A. Green M. Arbor. A

Professional Member - Arboricultural Association (AA)

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