

ARBORICULTURAL REPORT
at
Jubilee Villa Care Home
48 Mill Street
Hinckley
Leicestershire
LE9 8DW

Client:
Perega

Client Address:
12 United Business Park
Lowfields Road
Leeds
West Yorkshire
LS12 6UB

Client Telephone:
0113 2451282

Insured:
Julie Hobb

Claim Number:
9442004R

JCA Ref:
21033/AJB

JCA Limited
Arboricultural & Ecological Consultants

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1. Introduction

1.1 Purpose of the Report

- 1.1.1 This arboricultural report is required by our client as part of an investigation into suspected soil shrinkage subsidence damage at **Jubilee Villa Care Home, 48 Mill Street, Hinckley, Leicestershire, LE9 8DW**.

1.2 Terms of Reference

- 1.2.1 We are instructed by Perega to visit the site and carry out an arboricultural survey covering all vegetation within likely influencing distance of the subject property. It has been requested that we only consider vegetation management options for the purpose of this report.
- 1.2.2 We have been supplied with details of the site investigation, which was carried out by **Geocore Site Investigations Ltd**, and have included the salient points in this report. We have applied this information to our knowledge of trees and the arboricultural data we gathered on site and prescribed recommendations for current, or future action, where required.
- 1.2.3 We are to prepare our findings in a detailed report, making specific recommendations as to any arboricultural management which may be required.

1.3 Scope of the Report

- 1.3.1 The subject property is a two-storey, end terraced house with adjoining extension.
- 1.3.2 Damage has occurred to the house and extension. Please see the **Perega Structural Engineer's Report** for full details of the current damage at the subject property.
- 1.3.3 The distance between the vegetation surveyed and the building is measured from the closest part of the property.

2. Survey Conditions and Methods

2.1 Date of Inspection and name of Inspector

2.1.1 The site was surveyed during July 2023 by **Matt Large** *DipArb L4 (ABC)TechArborA*.

2.2 Data Collection Methods and Explanations

2.2.1 The inspection was carried out at ground level using visual assessment of the tree canopy, stem and rooting area. No digging or drilling was carried out by JCA Ltd.

2.2.2 The measurements were made using instruments including clinometers for tree *HEIGHT*, diameter tapes for *STEM DIAMETER* (measured at 1.5m above ground level) and tape measures or electronic distometers for *CROWN SPREAD* and *DISTANCE TO PROPERTY*. Where this was not possible, measurements were estimated.

2.2.3 *AGE CLASS* and *LIFE EXPECTANCY* values are estimated based upon our knowledge of trees and the way they grow. No core sampling was carried out on this occasion.

2.2.4 The term *INFLUENCING DISTANCE* as used in this report is guided from the NHBC's 'zones of influence' formula. It is an estimation of the potential of a tree or a shrub to cause damage to the subject property after due consideration of many factors including soil characteristics, specimen size, vigour, species, likely water uptake and distance from the property.

2.2.5 '*NHBC WATER DEMAND*' (low, moderate or high) are categories originated by the National House Building Council. The concept was designed to be used as an aid for determining the correct foundation depths for new build situations where there are existing trees present.

3. Ground Investigation, Soil & Root Analysis

3.1 Introduction

- 3.1.1 Trees influence soil conditions, and in some soil types root activity can create a soil moisture deficit (S.M.D.), which means that the amount of water being used by the tree and by natural evaporation has exceeded the amount of water entering the ground through precipitation or other means. This deficit can lead to soil shrinkage which in turn can cause a building to move, particularly if its foundations are shallow. The result is *SUBSIDENCE*.
- 3.1.2 The soil's *PLASTICITY INDEX*, *PLASTIC LIMIT*, *MOISTURE CONTENT* and the likely water uptake of the tree/trees in question are key factors in determining whether shrinkage has occurred.
- 3.1.3 On shrinkable soils, damage to buildings can also occur as a result of tree removal. In such cases, re-hydration of the soil beyond that which would ordinarily occur prior to the removal of vegetation can cause an upwards movement of the ground which is known as *HEAVE*. Trees should not, therefore, be removed without due consideration of likely effects.
- 3.1.4 The ground investigation and root analysis at this site have been carried out by others. Results of these investigations are briefly summarised below.

3.2 Foundation Types and Depths

- 3.2.1 Please refer to the site plan at **Appendix 2** for an indication of the trial pit/borehole locations.
- 3.2.2 **Trial pit/borehole 1** revealed a 900mm thick concrete foundation at a maximum depth of 1050mm below ground level.
- 3.2.3 **Trial pit/borehole 2** revealed a 150mm thick concrete foundation at a maximum depth of 550mm below ground level.

3.3 Soil Types

3.3.1 Trial Pit/Borehole 1:

- The soils *Plasticity Index* ranged from 20% to 39%.
- *Moisture Contents* within the soil samples ranged from 18% to 25%.
- The *Plastic Limit* of the soils ranged from 19% to 29%.
- The *Liquid Limit* of the soils ranged from 39% to 68%.

The results indicate that the clay soil found within **Trial Pit/Borehole 1** is of medium shrinkability and that the soil is desiccated at the depths of 1.1m and 2.5m.

3.3.2 Trial Pit/Borehole 2:

- The soils *Plasticity Index* ranged from 11% to 19%.
- *Moisture Contents* within the soil samples ranged from 21% to 24%.
- The *Plastic Limit* of the soils ranged from 16% to 17%.
- The *Liquid Limit* of the soils ranged from 28% to 36%.

The results indicate that the clay soil found within **Trial Pit/Borehole 2** is of low shrinkability and that the soils are not desiccated.

3.4 Root Analysis

- 3.4.1 Microscopic examination of tree root anatomy generally enables the GENUS of roots recovered during the ground investigation to be established. However, it rarely identifies individuals to SPECIES level.
- 3.4.2 Certain species, for instance Willows and Poplars, are indistinguishable by these methods and identification can only be made at FAMILY level.
- 3.4.3 The diameter and the depth of the root can be an indication of its significance.
- 3.4.4 To establish whether the root is alive, iodine is used to test for starch which is stored in some cells of living tree roots but is broken down by micro-organisms upon the death of a root in the soil.
- 3.4.5 Live root samples are normally a prerequisite for establishing, on a balance of probability, which vegetation is the most likely cause of any damage noted.
- 3.4.6 Results of the analysis of root material recovered during the ground investigation can be viewed on the following page.
- 3.4.7 The root sample analysis can be linked to **G4**, **T5** and **T6** in this report.

Richardson's Botanical Identifications

Root identification
Vegetation surveys
Tree/Building investigations
Plant taxonomy

Geocore Site Investigations Limited

**Tralee Close
Kirkleatham Business Park
REDCAR**

Cleveland TS10 5SG

26/04/2023

Dr Ian B K Richardson
BSc, MSc, PhD, MRSB, FLS

James Richardson
BSc (Hons. Biology)

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43-51 Whiteknights Road
Reading
RG6 7BB

Tel: (0118) 986 9552 (Direct line)

E-mail: richardsons@botanical.net

Web: www.botanical.net

Your ref: **70093**

Our ref: **86/3505**

Dear Sirs

Jubilee Villa Care Home, Leicester LE9

The samples you sent in relation to the above on 14/03/2023 have been examined. Their structures were referable as follows:

TP/BH1, u/s/f-2.3m

1 root: ACER (Maples, Sycamores). 4 further samples, not examined in detail appeared similar under low magnification. Alive, recently*.

3 samples: unfortunately insufficient cells for identification.

TP/BH2, u/s/f-1.5m

1 root: very THIN. We cannot rule out ACER (Maples, Sycamores). Dead*.

1 sample: although examined microscopically, this was found to be only a section of either twig, stem or sucker - NOT a root. Not identified.

8 samples: unfortunately insufficient cells for identification.

I trust this is of help. Please call us if you have any queries; our Invoice is enclosed.

Yours faithfully

Dr Ian B K Richardson

* Based mainly on the Iodine test for starch. Starch is present in some cells of a living woody root, but is more or less rapidly broken down by soil micro-organisms on death of the root, sometimes before decay is evident. This result need not reflect the state of the parent tree.

** Try out our web site on www.botanical.net **

Identified with no information on vegetation, on or off site.

4. Status of the Trees

- 4.1 A Tree Preservation Order (TPO) and Conservation Area check was made in July 2023 with **Leicestershire County Council**.
- 4.2 We are informed that there is a Tree Preservation Order (TPO) in force on this site, however, it is unclear as to which trees within this report are afforded protective status.
- 4.3 Before any tree works are undertaken to protected trees, written consent from the Local Authority must first be obtained. An application for tree works form must therefore be completed and submitted to the Local Authority outlining all the proposed works along with a suitable justification. A waiting period of eight weeks is then required.
- 4.4 *No work must be done to protected trees until permission has been granted.*

5. Tree Descriptions & Recommendations

- 5.1 Descriptions of the surveyed vegetation and all recommended work are detailed in the tables at **Appendix 1**.
- 5.2 Please refer to the site plan at **Appendix 2** for the locations of the vegetation surveyed and all the relevant site features.

6. Discussion

- 6.1 Having made a detailed survey of the site and having given due consideration to the other information supplied, we are satisfied that in this case some subsidence damage has occurred as a result of drying shrinkage caused by vegetation within influencing distance of the property.
- 6.2 We consider the vegetation identified as **G4, T5** and **T6** to be collectively contributing to the damage observed at the subject property. We have therefore recommended that **G4, T5** and **T6** be removed to ground level and the stumps treated to prevent regrowth.
- 6.3 We consider the vegetation identified as **G3, T7** and **G8** to be of possible future concern to the subject property, if left unmanaged. We have therefore recommended that **G3, T7** and **G8** be maintained at or below their current dimensions moving forward. This works is only recommended as a precaution and is not considered a priority to resolve the damage observed at the subject property.
- 6.4 We have summarised all our tree specific recommendations in **Section 7** and made general recommendations in **Section 8**. The effect of these recommendations should be to prevent further damage by reducing the moisture uptake close to the problem areas.

7. Summary of Tree Specific Recommendations

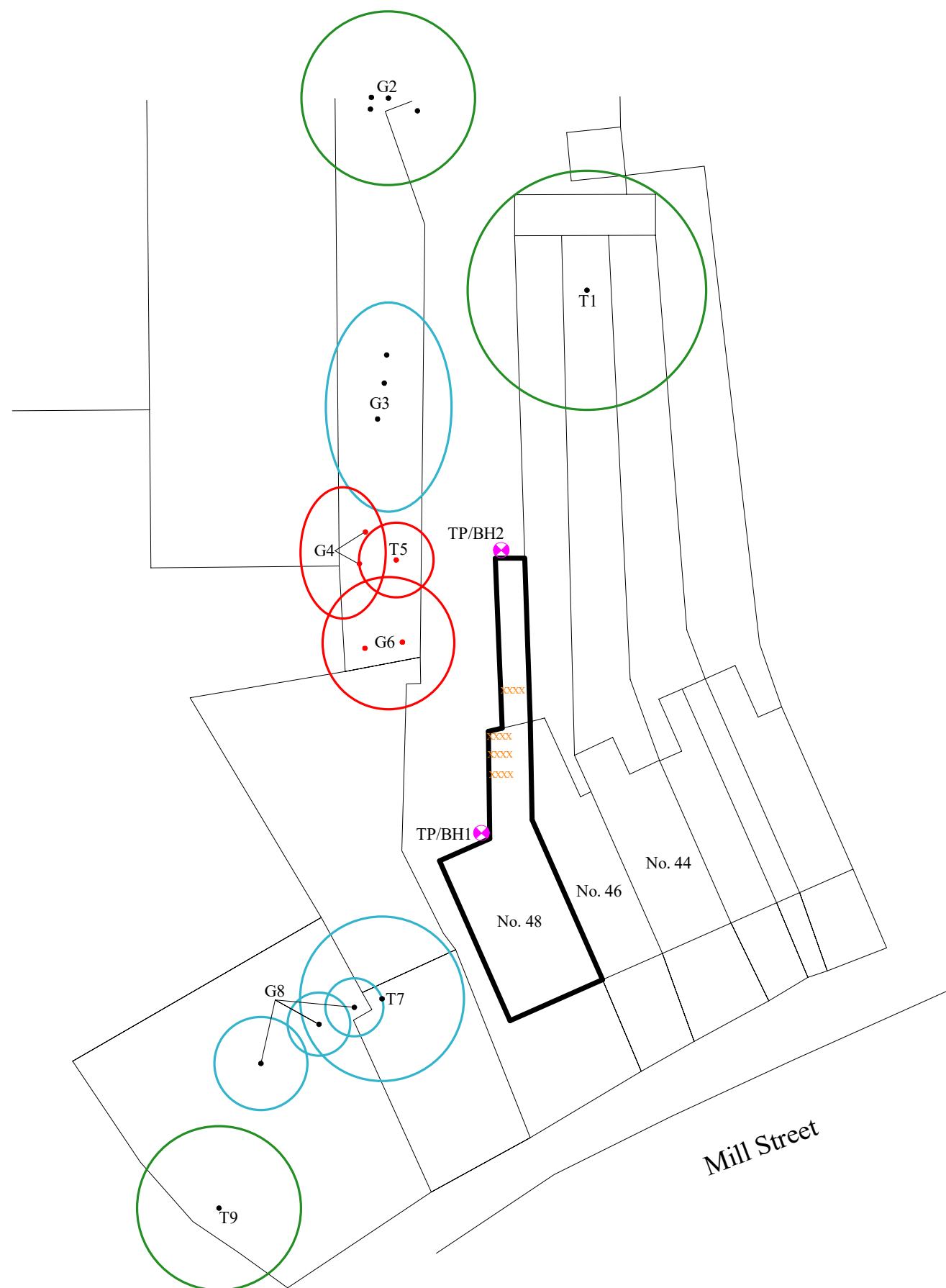
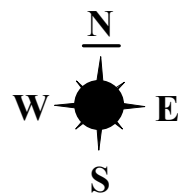
Item	Species	Vegetation Management Option	Location/ Ownership	Planning Restriction
T1	Ash	No action required.	Third Party - 44 Mill Street	Potential TPO
G2	Leyland Cypress	No action required.	Unknown - Situated on adjacent land	None
G3	Hawthorn & Leyland Cypress	Maintain at current height and spread over the forthcoming years.	Unknown - Situated on adjacent land	None
G4	Sycamore	Remove to ground level and treat the stump to prevent.	Unknown - Situated on adjacent land	Potential TPO
T5	Sycamore	Remove to ground level and treat the stump to prevent.	Unknown - Situated on adjacent land	Potential TPO
G6	Sycamore	Remove to ground level and treat the stump to prevent.	Unknown - Situated on adjacent land	Potential TPO
T7	Ash	Maintain at current height and spread over the forthcoming years.	Third Party - Armstrong Electrical Installations	Potential TPO
G8	Mixed	Maintain at current height and spread over the forthcoming years.	Third Party - Armstrong Electrical Installations	Potential TPO
T9	Ash	No action required.	Third Party - Armstrong Electrical Installations	Potential TPO

8. General Recommendations and Observations

- 8.1 This report is based upon a visual inspection. JCA Limited shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 8.2 All tree work must be carried out to BS 3998: 2010 - '*Recommendations for Tree Work*'.
- 8.3 Any tree work should be carried out by qualified, experienced and skilled arboricultural contractors covered by adequate *public liability and employers liability insurance*. Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.
- 8.4 The influence of trees on the soil and on buildings may change as they grow, as climate varies, or as other changes occur in the local environment. It is therefore advisable to have trees inspected by JCA Limited annually.
- 8.5 That the project engineer considers all possible solutions which may not involve vegetation works, if there is a wider public or ecological interest in retaining the trees influencing the property.
- 8.6 The property and the damage should be monitored by the project engineer on a regular basis after the recommended tree works are complete.
- 8.7 If, after the works have been carried out, there is little improvement, this may mean that the situation cannot be rectified by arboricultural means alone. If this point is reached the situation must be reassessed in conjunction with other experts.
- 8.8 No liability can be accepted by the consultant in respect of the trees unless the recommendations of this report are carried out under their supervision and within their timescale.
- 8.9 That the project engineer considers the possibility of heave.

Appendices

Tree Ref.	Age Common Name <i>Botanical Name</i>	Height (m)	Stem Diameter (cm)	Canopy Spread (m)	Owner / Occupier Observations	Condition	Distance to Property (m)	NHBC Water Demand	Life Expectancy (yrs)	Within Potential Influencing Distance when Mature	Root Identification Match	Contributing to Damage at Current Size	Vegetation Management Option
T 1	Mature Ash <i>Fraxinus excelsior</i>	#20	#60	#16	Third Party - 44 Mill Street Reasonable form.	FAIR	#17	MOD	20+	No	No	No	No action required.
G 2	Mature Leyland Cypress <i>X Cupressocyparis leylandii</i>	#22	To 35	See plan	Unknown - Situated on adjacent land x4 in group, 3 x offsite, 1 x onsite	FAIR	#28	HIGH	20+	No	No	No	No action required.
G 3	Mature Mixed	To 14	To 30	See plan	Unknown - Situated on adjacent land 2 x Hawthorn and 1 x Leyland Cypress.	GOOD	#7	HIGH	20+	Yes	No	Unlikely	Maintain at current height and spread over the forthcoming years.
G 4	Early-mature Sycamore <i>Acer pseudoplatanus</i>	#17	To 38#	See plan	Unknown - Situated on adjacent land x2 in group.	FAIR	4.5	MOD	20+	Yes	Yes	Yes	Remove to ground level and treat the stump to prevent.
T 5	Semi-mature Sycamore <i>Acer pseudoplatanus</i>	#6	#10	#5	Unknown - Situated on adjacent land Reasonable form.	GOOD	4.1	MOD	20+	Yes	Yes	Yes	Remove to ground level and treat the stump to prevent.
G 6	Early-mature Sycamore <i>Acer pseudoplatanus</i>	#17	To 40#	See plan	Unknown - Situated on adjacent land X2 in group.	FAIR	5.4	MOD	20+	Yes	Yes	Yes	Remove to ground level and treat the stump to prevent.
T 7	Early-mature Ash <i>Fraxinus excelsior</i>	#17	#50	11	Third Party - Armstrong Electrical Installations Reasonable form.	FAIR	6.2	MOD	20+	Yes	No	Unlikely	Maintain at current height and spread over the forthcoming years.
G 8	Early-mature Mixed	To 16	To 55	See plan	Third Party - Armstrong Electrical Installations 1 x Lime and 2 x Alder.	GOOD	8.9	MOD	20+	Yes	No	Unlikely	Maintain at current height and spread over the forthcoming years.
T 9	Early-mature Ash <i>Fraxinus excelsior</i>	#15	#55	11	Third Party - Armstrong Electrical Installations Reasonable form.	FAIR	18.4	MOD	20+	No	No	No	No action required.



Appendix 2: Site Plan

ADDRESS: Jubilee Villa Care Home,
Hinkley, Leicestershire, LE9 8DW.
JCA REF: 21033/AJB

NOT TO SCALE PAPER SIZE: A3

SURVEYED BY: ML DRAWN BY: AK APPROVED BY: AM

	CANOPY OF TREE/SHRUB/GROUP TO BE RETAINED; NO ACTION REQUIRED
	CANOPY OF TREE/SHRUB/GROUP TO BE RETAINED; CURRENT OR FUTURE MANAGEMENT REQUIRED
	CANOPY OF TREE/SHRUB/GROUP TO BE REMOVED
	STEM OF TREE/SHRUB TO BE RETAINED
	STEM OF TREE/SHRUB TO BE REMOVED
	OUTLINE OF SUBJECT PROPERTY
	APPROXIMATE LOCATION OF THE DAMAGE
	BOREHOLE/TRIAL PIT LOCATION



Appendix 3: Author Qualifications

Principal Consultant and Managing Director

Jonathan Cocking *F.R.E.S., Tech. Cert. (Arbor.A), PDipArb (RFS) FArborA CBiol MSB. MICFor.* Jonathan is a Registered Consultant and Fellow of the Arboricultural Association and sits on its Professional Committee. He has 31 years' experience in the Arboricultural profession and served for eight years as Senior Arboriculturist with a large local authority before establishing JCA in 1997. Jonathan has since developed JCA's portfolio of services and its extensive client base. He is a Chartered Biologist, a Chartered Arboriculturalist and an Expert Witness with much experience of litigation work.

Technical Director

Toby Thwaites *BSc (Hons), HND (Arboriculture), MArborA.* Toby joined JCA in 1998 after graduating in Ecology at the University of Huddersfield and has since graduated in Arboriculture at the University of Central Lancashire. A former JCA team leader and Consulting Arboriculturist, Toby is now Technical Director and oversees all office and on-site activities at JCA and is on hand to offer technical support and advice.

Operations Director

Charles Cocking *FdSc (Arboriculture), MArborA.* Charles joined JCA in January 2014 having previously worked for the company on a part time basis during 2013. Charles obtained his Foundation Degree in Arboriculture at Askham Bryan College, York, and is a Professional Member of the Arboricultural Association. Charles now oversees all internal operations for the company.

Consulting Staff: Arboriculture

Andrew Bussey. Andrew started working in consultancy at JCA in 2006 having spent 12 years working as an arborist for various private companies before joining a Local Authority forestry team. He has various NPTC qualifications, is QTRA qualified and is a LANTRA Accredited Professional Tree Inspector.

Emily Wilde *FdSc (Arboriculture).* Emily joined JCA having previously worked for various private tree surgery and consultancy companies over the past 8 years. She initially obtained a ND in Forestry & Arboriculture, followed by a FdSc in Arboriculture at Askham Bryan College, York. Emily has various NPTC certificates and is QTRA qualified.

Mick Eltringham *ND (Forestry).* Mick joined JCA after spending 12 years working in the industry for various private companies in the north and south of England. He has also spent the last five years working as a consultant for two canopy research projects in the Amazon Rainforest, working with Oxford University and the University of Arizona. He has various NPTC Qualifications.

Dan Kemp *FdSc (Arboriculture).* Dan joined JCA with nearly 30 years' experience in arboriculture. He worked as a London Tree Officer for 12 years and in several arboricultural and horticultural management posts, specialising particularly in tree risk assessments and tree related subsidence.

Luke Wickham *FdSc (Arboriculture and Urban Forestry).* Luke joined JCA in 2021 after obtaining his Foundation Degree in Arboriculture and Urban Forestry at Askham Bryan College. Having previously worked within the industry for the past 4 years, running his own small business and sub-contracting for local firms, Luke brings a sound knowledge and understanding of the practical and academic sides of the industry.

Andrew McPhaden *BSc (Hons) TechArborA.* Andrew joined JCA in 2022 having spent 5 years working as an Arborist for various private companies in both the UK and Germany. During his time abroad he obtained the European Tree Worker Certification along with a tree inspector certification from the Forschungsgesellschaft Landschaftsentwicklung Landschaftsbau.

Matt Large *DipArb L4 (ABC) TechArborA.* Matt is based in Northampton and assists JCA by undertaking surveys in the south of the country. He has been involved in the arboricultural sector since 1996 and obtained a Level 4 Diploma in Arboriculture in 2011. Matt is a LANTRA Accredited Professional Tree Inspector.

Jonnie Setterfield *BSc (Hons) MArborA. / Richard Daubeney Level 3 Arboriculture / Peter Wilkins BA (Hons) MArborA MEnvSc.* Jonnie, Richard and Peter are based in the south-east of the UK and assist JCA by undertaking surveys in the south of the country.

Ben Watkins *Dip Arb L4. TechArborA, PTI Certified.* Ben is based in the south-west of the UK and assists JCA by undertaking surveys in the south-west of the country.

Administrative Staff

Catherine Cocking Accounts Manager.
Kelly Saunders Accounts Assistant.

Lorraine Spink Administrative Assistant.
Adie Gray IT Officer.

We hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact the author.

The contents of this report are true to the best of our knowledge and belief.

Signed



.....

Andrew Bussey *LANTRA Accredited PTI.*

18th August 2023

For and on behalf of **JCA Ltd**

Registered Office

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JCA Ltd. Arboricultural and Ecological Consultants

Professional Tree and Ecology Advice nationwide

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- Great Crested Newt eDNA Sampling
- Protected Species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)

HEAD QUARTERS:

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