

ARBORICULTURALIST'S REPORT

Terms of Reference

- 1.1 This report was requested by Toni Canigiani of Fleatham House, St Bees, Cumbria.
- 1.2 The instruction to re-inspect trees at the above property was received by email.
- 1.3 The purpose of my inspection and report is to:
 - 1.3.1 make a visual appraisal of the overall condition of the trees
 - 1.3.2 identify potential hazards and establish severity
 - 1.3.3 make recommendations for remedial work
 - 1.3.4 ensure the duty of care is observed by the trees' owners and to provide recommendations for any work deemed necessary to prevent failure.

Limitations

- 2.1 The content of this report is valid for a period of three years from the date shown above.
- 2.2 The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.
- 2.3 This is not a full arboricultural survey. This can be supplied but will be subject to a further fee. Any safety implications identified during the inspection are of course noted within this report.
- 2.4 This is an arboricultural report and as such, no reliance should be placed on comments relating to buildings or soil data. My observations and comments are based upon experience with previous cases. I have no formal engineering qualifications.
- 2.5 No tree can ever be guaranteed to be 100% safe and even trees in good condition can suffer damage under normal conditions. Any tree can be hazardous due to decay or structural weakness, but the risk posed by that hazard is determined by its size and location in relation to the potential target. Frequent inspections can help to identify potential problems before they become acute and allow for intervention to mitigate against a risk posed by hazard.

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- 2.6 Trees are living organisms that live, die and are capable of being wounded or infected by objects or other organisms. As self-optimising structures, trees will make as much economic use of materials as possible to ensure that any stresses are uniformly spread over the entire surface area. This means that even a mechanically perfect tree could be damaged or caused to fail by extreme events, such as weather, that overload specific areas (break points).

The Site

- 3.1 The site is Fleatham House and the trees inspected were to the south of the main driveway and surrounding Fleatham House.
- 3.2 I carried out my site visit on 9th March 2022 to inspect the trees, during which time the weather was fine and dry with adequate visibility.
- 3.3 My inspection was of a visual nature, using the principles of visual tree assessment and was carried out from ground level. I looked for signs of decay, disease, structural weakness, internal dysfunction and instability.
- 3.4 The attached tree schedule gives details of those trees requiring attention and includes tree number, species, dimensions, comments, recommendations and urgency category.
- 3.5 The urgency categories are:
- 1 Requires immediate action to fulfil liability under duty of care
 - 2 Requires action with 12 months to fulfil duty of care obligations
 - 3 Requires action for aesthetic purposes and good tree management
- 3.6 Prior to commencing any arboricultural work to trees, it is essential to liaise with the Local Planning Authority as they may be protected by a Tree Preservation Order or within a Conservation Area.

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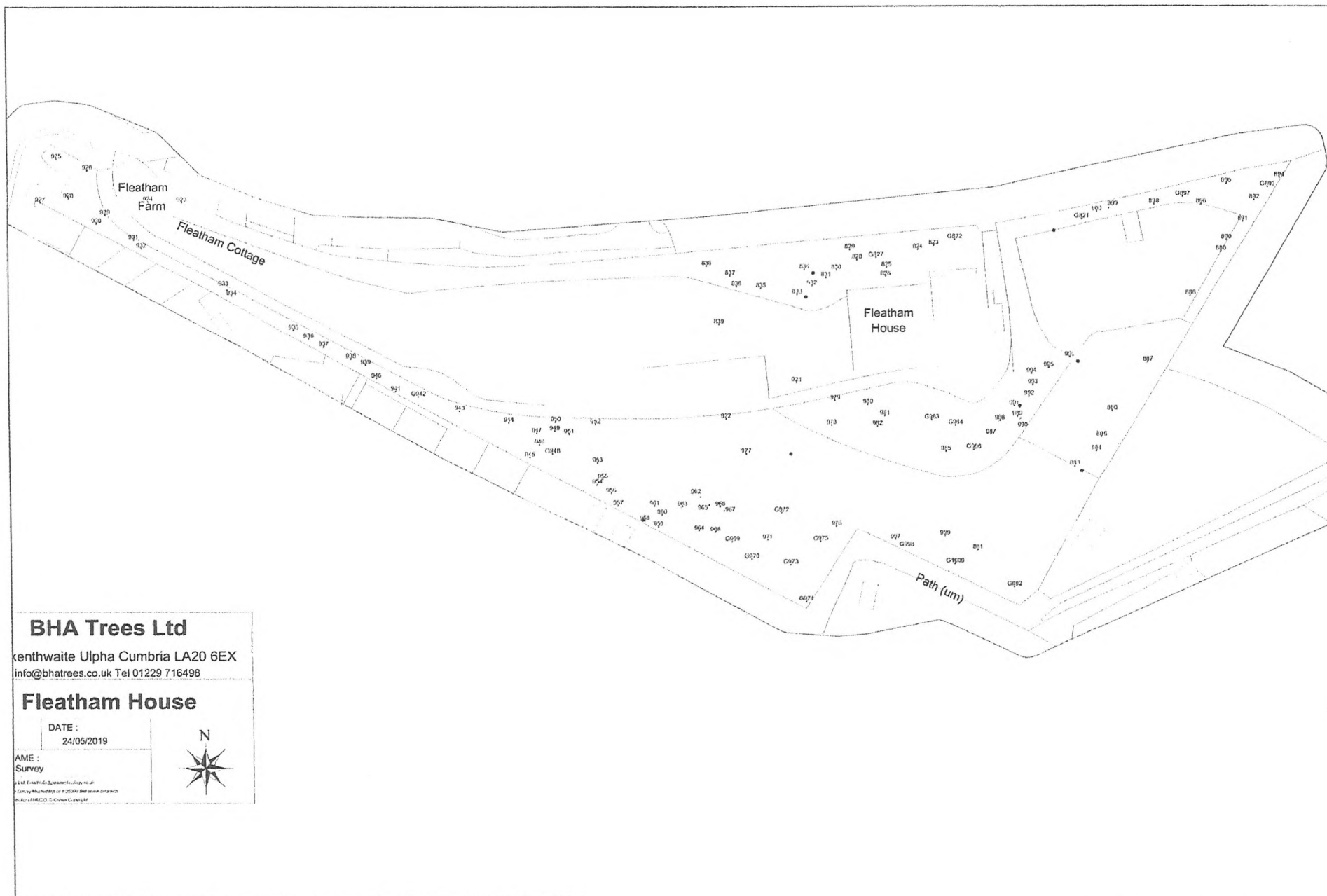
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- 3.7 Any arboricultural work should be carried out by a competent arborist in line with BS3998 British Standards for Tree Work. Should you require details of suitably qualified contractors, the Arboricultural Association maintains a list which is available by calling 01242 522 152 or via their website (www.trees.org.uk).
- 3.8 All wild birds, their young, eggs and active nests are protected under law and it is an offence to damage a nest intentionally while it is in use or being built. Non-urgent tree work or hedge cutting should not be undertaken during the bird nesting or breeding season (March to July, but depending on seasonal temperatures, some birds continue breeding into August and September).
- 3.9 All bats and their roosts are strictly protected under the Wildlife and Countryside Act 1981 and the Natural Habitats and Conservation of Habitats and Species Regulations 2010. Where bats are suspected to be present, seek advice from a licensed bat specialist before carrying out any major tree work or hedge cutting.

Should you have any questions or require any clarification, please do not hesitate to contact me.

Yours sincerely

Bruce Hatton
DipArb(RFS) FArborA MICFor



Easting	Northing	Tree	Species	No Stems	Size	Age	Vigour	Condition	Comments 2022	Recommendations 2022	Priority 2022			
297394	511801	921	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297375	511792	922	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297233	511849	923	Fraxinus excelsior (Ash)	Single	Medium	Mature	Normal	Average						
297224	511850	924	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297222	511856	924a	Fraxinus excelsior	Single	Medium	Mature	Low	Average	Ash Dieback symptoms	Fell. Also fell adjacent dead Birch.	2			
297200	511861	925	Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297208	511858	926	Acer pseudoplatanus (Sycamore)	Double	Large	Mature	Normal	Average						
297196	511850	927	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297203	511851	928	Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297213	511846	929	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297213	511847	929b	Fraxinus excelsior	Multi	Medium	Young Mature	Low	Poor	Crown dieback. Symptoms of Ash Dieback.	Fell	2			
297211	511844	930	Acer pseudoplatanus (Sycamore)	Double	Medium	Mature	Normal	Average						
297220	511839	931	Quercus robur (Oak)	Single	Large	Mature	Low	Average						
297222	511837	932	Aesculus hippocastanum (Horse Chestnut)	Triple	Medium	Mature	Normal	Average						
297244	511826	933	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297246	511825	934	Ulmus glabra(Elm)	Single	Medium	Mature	Normal	Poor						
297262	511815	935	Acer pseudoplatanus (Sycamore)	Single	Small	Young Mature	Normal	Poor						
297266	511813	936	Acer pseudoplatanus (Sycamore)	Multi	Large	Mature	Normal	Average						
297270	511811	937	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297277	511808	938	Acer pseudoplatanus (Sycamore)	Single	Medium	Young Mature	Normal	Average						
297281	511806	939	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297283	511803	940	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297289	511799	941	Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297295	511798	G942	2 x Acer pseudoplatanus (Sycamore)	Double	Medium	Mature	Normal	Average						
297305	511794	943	Aesculus hippocastanum (Horse Chestnut)	Multi	Medium	Mature	Normal	Average						
297318	511791	944	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						

Easting	Northing	Tree	Species	No Stems	Size	Age	Vigour	Condition	Comments 2022	Recommendations 2022	Priority 2022			
297324	511781	945	Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Poor						
297326	511785	946	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Poor						
297326	511788	947	Acer pseudoplatanus (Sycamore)	Single	Medium	Young Mature	Normal	Average						
297330	511782	G948	5 x Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297330	511789	949	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Poor						
297331	511791	950	Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Poor						
297334	511788	951	Fraxinus excelsior (Ash)	Single	Large	Mature	Normal	Average						
297341	511790	952	Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297341	511780	953	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297341	511774	954	Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297343	511775	955	Acer pseudoplatanus (Sycamore)	Multi	Medium	Mature	Normal	Average						
297345	511772	956	Acer pseudoplatanus (Sycamore)	Double	Large	Mature	Normal	Average						
297347	511768	957	Acer pseudoplatanus (Sycamore)	Single	Small	Young Mature	Normal	Poor						
297353	511764	958	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297357	511763	959	Aesculus x carnea (Red Horse Chestnut)	Single	Medium	Over Mature	Low	Dangerous						
297358	511766	960	Acer pseudoplatanus (Sycamore)	Double	Medium	Mature	Normal	Poor						
297356	511768	961	Acer pseudoplatanus (Sycamore)	Double	Small	Young Mature	Normal	Poor						
297368	511771	962	Quercus robur (Oak)	Single	Large	Mature	Normal	Good						
297364	511768	963	Acer pseudoplatanus (Sycamore)	Double	Medium	Young Mature	Normal	Poor						
297368	511762	964	Acer pseudoplatanus (Sycamore)	Double	Large	Mature	Normal	Average						
297371	511769	965	Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297374	511768	966	Quercus robur (Oak)	Single	Large	Mature	Normal	Average						
297375	511767	967	Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297372	511761	968	Acer pseudoplatanus (Sycamore)	Single	Medium	Young Mature	Low	Poor						
297377	511759	G959	3 x Acer pseudoplatanus (Sycamore)	Single	Medium	Young Mature	Normal	Average						
297382	511754	G970	2 x Acer pseudoplatanus (Sycamore)	Multi	Medium	Mature	Normal	Average						
297386	511759	971	Ulmus procera (Elm)	Single	Medium	Mature	Normal	Average						

Easting	Northing	Tree	Species	No Stems	Size	Age	Vigour	Condition	Comments 2022	Recommendations 2022	Priority 2022			
297390	511767	G972	2 x Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297392	511753	G973	3 x Acer pseudoplatanus (Sycamore)	Double	Medium	Mature	Normal	Average						
297396	511743	G974	Acer pseudoplatanus (Sycamore)	Multi	Medium	Mature	Normal	Average						
297400	511759	G975	2 x Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297404	511763	976	Quercus robur (Oak)	Single	Medium	Mature	Normal	Good						
297381	511782	977	Quercus robur (Oak)	Single	Medium	Young Mature	Normal	Good						
297403	511790	978	Acer pseudoplatanus (Sycamore)	Double	Large	Mature	Normal	Average						
297404	511796	979	Quercus cerris (Turkey Oak)	Single	Large	Mature	Normal	Average	Upper crown dieback. Major deadwood.	No action				
297413	511795	980	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297417	511792	981	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297415	511790	982	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297435	511789	984	Acer pseudoplatanus	Single	Medium	Mature	Low	Average	Upper crown dieback. Major deadwood.	No action				
297429	511791	G983	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297435	511790	G984	2 x Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297431	511779	985a	Acer pseudoplatanus	Single	Medium	Mature	Low	Average	Crown dieback. Loose/damaged bark. Alloy tag 561.	No action				
297440	511783	G986	2 x Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297446	511788	987	Acer pseudoplatanus	Single	Medium	Mature	Normal	Average	Basal decay	Test with Resistograph	2			
297447	511791	988	Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297452	511792	989	Acer pseudoplatanus (Sycamore)	Double	Large	Mature	Normal	Average						
297453	511792	990	Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297451	511795	991	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297455	511797	992	Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297456	511800	993	Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297455	511803	994	Quercus robur (Oak)	Single	Large	Mature	Normal	Average						
297460	511805	995	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297465	511808	996	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						

Easting	Northing	Tree	Species	No Stems	Size	Age	Vigour	Condition	Comments 2022	Recommendations 2022	Priority 2022			
297419	511759	997	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average	Basal decay/cavities/hollows	Test with Resistograph	2			
297421	511758	G998	2 x Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297432	511760	999	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Low	Average	Decay at bifurcation, exposed tissue. Loose/damaged bark.	Test with Resistograph	2			
297435	511753	G1000	4 x Acer pseudoplatanus (Sycamore)	Single	Medium	Young Mature	Normal	Average						
297441	511756	881	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297450	511747	G882	Group of Acer pseudoplatanus (Sycamore)	Single	Medium	Young Mature	Normal	Average						
297467	511779	883	Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297472	511783	884	Acer pseudoplatanus (Sycamore)	Double	Large	Mature	Normal	Average						
297474	511787	885	Acer pseudoplatanus (Sycamore)	Multi	XL	Mature	Normal	Average						
297476	511794	886	Acer pseudoplatanus (Sycamore)	Double	Large	Mature	Normal	Average						
297485	511807	887	Acer pseudoplatanus (Sycamore)	Multi	XL	Mature	Normal	Average						
297496	511824	888	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297504	511836	889	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297505	511839	890	Acer pseudoplatanus (Sycamore)	Single	XL	Mature	Normal	Average						
297510	511844	891	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297512	511850	892	Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297516	511853	G893	Group of Ulmus glabra(Elm)	Single	Large	Mature	Normal	Average						
297519	511856	894	Aesculus hippocastanum (Horse Chestnut)	Single	Medium	Young Mature	Normal	Average						
297505	511854	895	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297499	511849	896	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297494	511851	G897	3 x Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297487	511849	898	Ulmus glabra(Elm)	Single	XL	Mature	Normal	Average						
297475	511848	899	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297473	511847	900	Ulmus glabra(Elm)	Single	Large	Mature	Normal	Average						
297469	511845	G821	3 x Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						

Eastng	Northng	Tree	Species	No Stems	Size	Age	Vigour	Condition	Comments 2022	Recommendations 2022	Priority 2022			
297435	511839	G822	4 x Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297430	511838	823	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297426	511837	824	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297418	511832	825	Fraxinus excelsior (Ash)	Single	Large	Mature	Low	Average	Likely to contract Ash Dieback.	Reinspect summer 2022	1			
297417	511829	826	Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297415	511834	G827	Acer pseudoplatanus (Sycamore) & Fraxinus excelsior (Ash)	Single	Medium	Young Mature	Normal	Average						
297410	511834	828	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Low	Poor						
297408	511837	829	Acer pseudoplatanus (Sycamore)	Single	Medium	Mature	Normal	Average						
297405	511831	830	Fraxinus excelsior (Ash)	Single	Medium	Young Mature	Normal	Good						
297402	511829	831	Sorbus aucuparia (Rowan)	Single	Medium	Young Mature	Normal	Average						
297398	511827	832	Acer pseudoplatanus (Sycamore)	Single	Medium	Young Mature	Normal	Average						
297394	511825	833	Fraxinus excelsior (Ash)	Single	Small	Young Mature	Normal	Good						
297396	511831	834	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Poor						
297385	511826	835	Acer pseudoplatanus (Sycamore)	Double	Large	Mature	Normal	Average						
297378	511827	836	Ulmus glabra (Elm)	Single	Small	Young Mature	Normal	Average						
297377	511830	837	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297371	511832	838	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						
297374	511817	839	Quercus rubra (Red Oak)	Single	Medium	Young Mature	Normal	Average						
297417	511777	1	Ulmus glabra	Single	Small	Young Mature	Low	Dead		Fell	2			
297412	511776	2	Fraxinus excelsior	Single	Medium	Young Mature	Low	Average		Likely to contract chalarra re inspection summer 2022	2			
297468	511778	3	Acer pseudoplatanus (Sycamore)	Double	Medium	Young Mature	Normal	Poor						
297461	511842	4	Ulmus glabra (Elm)	Single	Medium	Mature	Low	Dead						
297398	511830	5	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Low	Poor	Stem & basal decay. Crown dieback. Major deadwood.	Fell	2			
297397	511824	6	Fraxinus excelsior (Ash)	Single	Medium	Young Mature	Low	Poor						

Easting	Northing	Tree	Species	No Stems	Size	Age	Vigour	Condition	Comments 2022	Recommendations 2022	Priority 2022			
297452	511795	7	Acer platanoides (Norway Maple)	Single	Large	Mature	Normal	Average						
297468	511807	8	Acer pseudoplatanus (Sycamore)	Single	Large	Mature	Normal	Average						