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Tree Condition Report

Lee Symes Tree Services
Green Gables,
Cwmavon Rd,
Blaenavon,
NP49LF,

Date: 25/10/2025

Reference:040

1 Cwrt Barn
Langstone Court Rd
NP182NE

Method

A visual tree assessment (VTA) was carried out on 25/10/25, in order to assess tree condition on the request of the homeowners.

The trees in question are, 1x Beech - *Fagus Sylvatica*

The weather was dry, cold and overcast at the time of the inspection. The inspection was carried out from the ground with no excavations carried out or invasive techniques employed.

Aims

The aim of this survey is to identify potential risks/hazards which may arise from the sites tree stock. Recommendations will be made along with a work priority and time scale which should be followed to mitigate any identified issues. Fulfilling the landowners' legal responsibilities. (see below)

The Occupier's Liability Act 1957

The liability under the 1957 Act is **a branch of negligence, where there must have been a breached duty, causing damage or injury to another**. The rules of remoteness of damage apply here. Under s. 2(2) the 1957 Act imposes a common duty of care on occupiers to any lawful visitors.

The Occupier's Liability Act 1984 ("1984 Act")

The 1984 Act was enacted to **regulate the duty of care which an occupier of premises owes to unlawful visitors**. This includes trespassers and those who have exceeded their permission as a lawful visitor.

Adverse Weather

The survey does not cover the potential for adverse weather conditions in which trees could fail during these periods.

Planning Restrictions

TPO present covering trees inspected. (Newport City Council)

Key

Age

NP- Newly Planted

Y-Young- sapling approximately 10cm @ breast height

E/M- Early Mature-between 1/3 and 2/3 of expected mature height.

S/M- Semi Mature-overall height in excess of 4 metres and or a stem girth measurement (circumference) of 20 centimetres or larger

M- Mature- tree that has reached a desired size or age for its intended use

O/M- Over Mature-Fully mature, in last quarter of life expectancy, vigour decreasing.

Veteran - tree is of an age where work is required to assure safety

Condition: Overall or less specified C Crown, S Stem, B Basal area

Physiology

A-Good

B- Fair

C- Poor

D- Dead

I/D- In Decline

Recommended Work

Crown- Cleaning To improve appearance

Fell - Fell and remove stump(s)

Fell -Fell and replant space

Raise low canopy -To 2.5m

Raise low canopy - To 3.0m

Raise low canopy - To 4.0m

Raise low canopy- Unspecified

Reduce crown(s)- By specified percentage/m

Remove - Suspended or broken branches

Deadwood-Remove deadwood as spec

Grind out stump-as specified

Remove Epicormic-as specified

Fell to ground level

Further recommendations as specified

ie, aerial inspections, picus, fractometer etc

Structural

A-Good

B-Fair

C-Poor

Work Priority

Critical - to be completed as soon as possible

Very High- Completion within 1 Month

High- Completion within 3 months

Medium- Completion within 1 year

Low- Completion within 3 years

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Ash Dieback Health Key

1. Clarification of the condition of the trees in terms of industry recognised guidance:

Such as the use of the Tree Council's Ash Tree Assessment: <https://www.treecouncil.org.uk/Portals/0/Example%20-%20Suffolk%20Canopy%20Description.pdf> - specifically whether the trees are either:

- **Ash Health Class 1** – 100 - 75% Canopy remaining
- **Ash Health Class 2** – 75% -50% Canopy remaining
- **Ash Health Class 3** – 50% - 25% Canopy remaining
- **Ash Health Class 4** – 25% - 0% Canopy remaining

***All work is to be carried out to BS3998 2010 recommendations for tree work.
BS5837 Trees in relation to design and construction recommendations.***

Tree, ID	Species	Height (m)	Spread (m)	Age Class	Condition	Recommendations	Informed by Risk Rating	
							Work priority	Inspection Frequency
T1 (2 Cwrt Barn)	<i>Beech (fagus Sylvatica)</i>	20m	10m	M	<u>Location</u> Rear garden. (small area) <u>Targets</u> Property, garden users, access road, infrastructure. <u>Physiology-</u> C <u>Structural-C</u> Meripilus giganteus-evident at base of tree. Evidence of past pruning on stem – occluded. See images	Due to the presence of Meripulus Giganteum fell tree, due to lean and proximity to property. Tree poses a risk to property and persons with a high risk of failure.	High	N/A



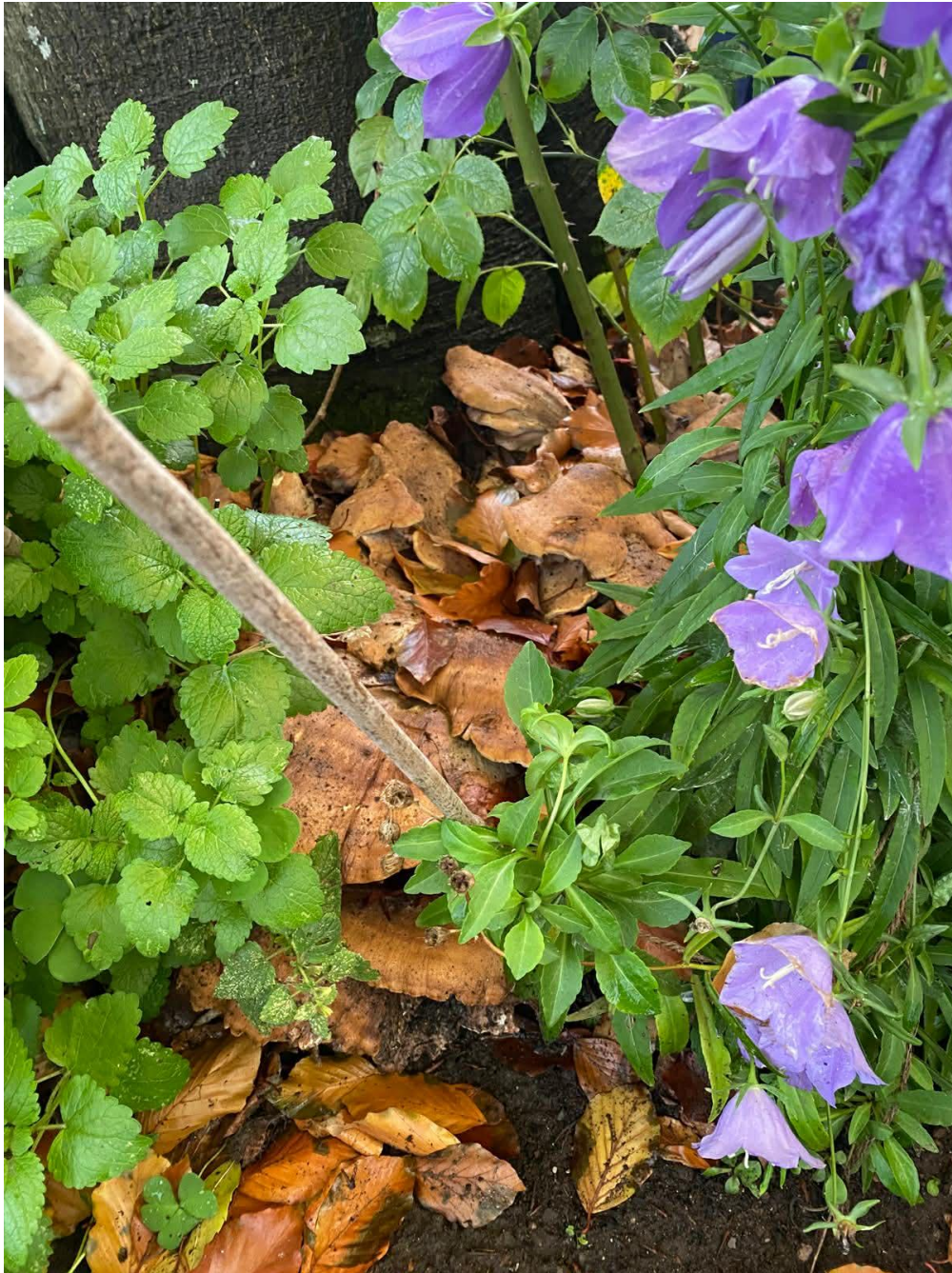
T1- General View



T1-Lean towards property



Images 3-5 *Meripulus Giganteum* @ base



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