

Tree Condition Survey Report (VTA)

Site: Beacher Hall Care Home, 42 Bath Rd, Reading RG1 6PG

Client: Bupa

Document Control Sheet

<i>Title</i>	Tree Report: Tree Condition Report (VTA)		
<i>Client</i>	Bupa		
<i>Site Name</i>	Beacher Hall Care Home, 42 Bath Rd, Reading RG1 6PG		
<i>GC Document Reference</i>			
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<i>Issue Status</i>	Issue	Date	Status
	1	02/04/2026	Final
<i>Disclaimer</i>	<i>The recommendations contained in this report represent Ground Control's professional opinions, in exercising the duty of care required of a suitably experienced and qualified Arboricultural Surveyor/ Arboricultural Consultant.</i> <i>All data recorded and recommendations made are based on observable factors present at the time of inspection. Inspections consist of a ground based visual inspection only. Where access to conduct a full inspection is not possible due to reasons such as vegetation, topography, fencing or other situations that the surveyor feels are unsafe, the Arboriculturist will make appropriate notes within the survey schedule.</i> <i>As dynamic living organisms, trees can change over time. Therefore, the observations and recommendations provided in this report should be considered valid for a maximum period of 12 months, unless specified otherwise by the Arboriculturist. Additionally, it is advisable to inspect trees after a significant, strong wind event to ensure their continued health and safety.</i> <i>The report has been prepared by Ground Control Ltd for the sole and exclusive use of the client and for the specific purpose for which Ground Control has been commissioned.</i> <i>Ground Control accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.</i> <i>Use of the Report by any other person is unauthorised and such use is at the sole risk of the user.</i>		

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1.0 Executive Summary

- 1.1 The tree survey was undertaken on the 26th of March 2026 by Ben Beaumont, Ground Control’s Arboricultural Surveyor at Beacher Hall Care Home, 42 Bath Rd, Reading RG1 6PG; hereafter referred to as the ‘site’.
- 1.2 A summary of the tree work actions required from this survey alongside a summary of the site’s tree stock species composition is included below. Detailed information of required tree works for this site can be found within section 4.0 of this report.

Inspection Records:		34
Action Records:		4
Action Priorities <i>The table provides a collated summary of the recommended tree work actions in relation to the Action Priority timeframes.</i>	IMMEDIATE/ URGENT	0
	Within 3 months	1
	Within 6 months	2
	Within 12 months	1

Table 1 – Tree Works Actions Summary Table

Diagram 1 – Species Composition Across the Site

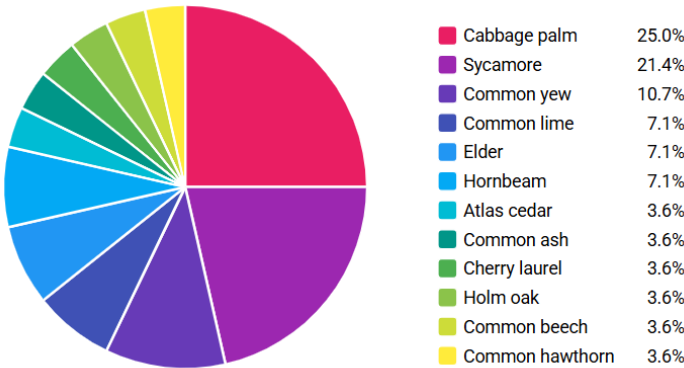
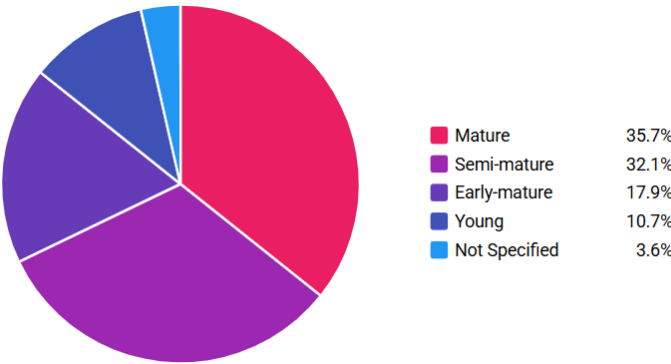


Diagram 2 – Tree Age Class Across the Site



2.0 Introduction

- 2.1 Ground Control Ltd were instructed by Bupa to undertake a Visual Tree Assessment (VTA) of all trees within the boundaries of the site.
- 2.2 The owner of land on which a tree or trees stand has a legal duty of care under the Occupiers' Liability Act 1957 and generally under the Health and Safety at Work Act 1974, to ensure people using the site (whether invited or not) are not exposed to tree related hazards that may present a risk to their health and safety or their property. This duty requires tree owners to take reasonably practicable steps to avoid foreseeable risk, including inspections of trees and the implementation of works where deemed necessary.
- 2.3 The purpose of this report is to assess the current condition of trees and significant vegetation within the site and to make recommendations for works based upon the risks of causing harm or damage to persons, property or equipment located at the site address.

3.0 Tree Survey & Methodology

- 3.1 The tree survey was undertaken on the 26th of March 2026 by Ben Beaumont, Arboricultural Surveyor for Ground Control.
- 3.2 The trees have been assessed from ground level only using the Visual Tree Assessment methodology and assessed with regards to:
- Structural Condition
 - Current H&S Implications
 - Recommendations for Remedial Works
 - Priority for Works & Indicative Cost Implications
- 3.3 A total of 34 records including 28 tree(s) and 6 group(s) have been inspected. The detail of these inspections can be found within the tree survey schedules in Appendix A and their locations shown on the tree survey plans enclosed within Appendix B.
- 3.4 Tree data inventory records species, height banding, stem diameter banding, age class, condition, structural defects, and recommendations for remedial work. Where possible the number of trees and species found within groups and woodland areas have been recorded. Approximate numbers have been used where access was not possible.
- 3.5 Trees with a stem diameter over 300mm and located within 'High' and 'Medium' risk zones have been tagged as part of this survey to aid identification for site staff.
- 3.6 Recommendations for remedial work are set out within the following Action Priority Class categorisation & time limits (Table 2).

Work Action Priority Class Categorisation		
Work Priority	Time Limits <i>(As detailed on survey schedule)</i>	Details
URGENT	IMMEDIATE	Separate to this report all urgent work (immediate) has been phoned / emailed through immediately to the client
HIGH	Within 3 Months	Risk Of Imminent Harm
MEDIUM	Within 6 Months	Risk of non-imminent harm posed by trees
LOW	Within 12 Months	Risks not requiring a response in the near future

Table 2 – Work Action Priority Class Classifications in line with NTSG guidance 2024

3.7 The location of trees have been categorised as High (Red), Medium (Orange) or Low (Green). This is determined by accessibility to the general public and frequency of use. If the client has not provided risk zone maps specific to each site, then categorisation is based solely on the Arboricultural Surveyor's discretion from observations gained during the site visit only. Guidelines for this subject come from Common Sense Risk Management of Trees - National Tree Safety Group (NTSG). Due consideration has been given to the principles set out below:

- Public impact - Numbers of public using site.
- Site usage - Location of roads, footpaths, buildings
- Business Risk - Risk of damage to property

Site Risk Zone Classifications	
HIGH	Adjacent property including gardens, parks or schools, public roads and footpaths, car parks. Buildings, infrastructure, or plant. Any internal access roads or footpaths leading to buildings or infrastructure used on a regular basis.
MEDIUM	Internal access roads and footpaths used on a limited basis, open grassland.
LOW	Woodlands with limited access or fenced inaccessible areas with no surrounding targets.

Table 3 – Site Risk Zone Definitions

3.8 It is recommended that upon receipt of this report the client reviews the survey schedule and mapping to check that the survey area, risk zones/ hazard classes noted by the Arboricultural Surveyors are in line with clients' own views of that site. Ground Control cannot be held liable for any incorrect categorisation of risk/hazard zones or extent of the survey area.

4.0 Conclusions and Recommendations

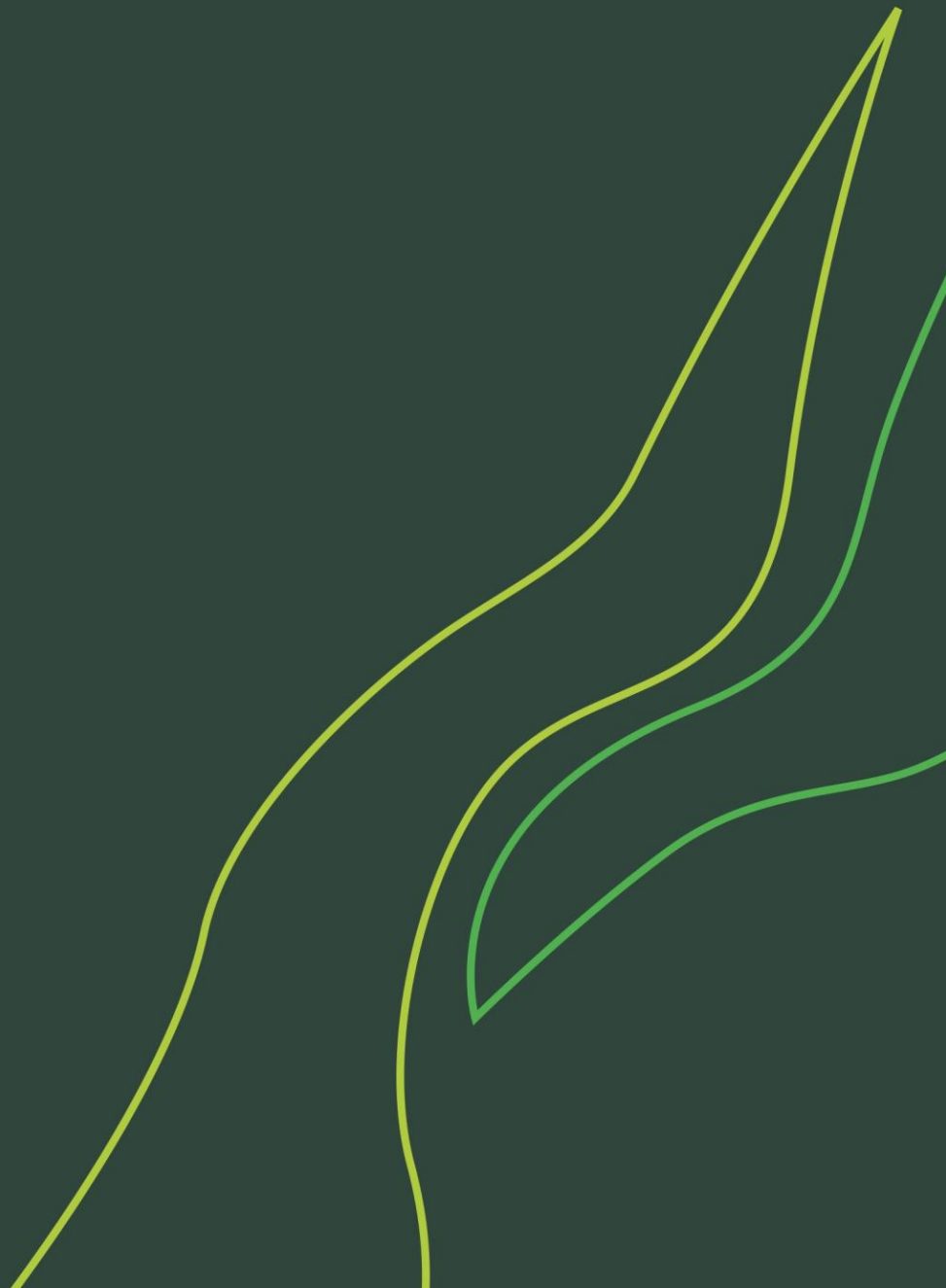
Recommended Tree Works:

- 4.1 A total of 34 survey inspections were recorded from which a total of 4 tree work actions have been recommended. A summary of the tree work actions recommended for the site are set out in Appendix C with photographic records in Appendix D, where appropriate.
- 4.2 All tree works specified within this report should be conducted in accordance with BS 3998:2010 by suitably skilled, experienced, and qualified operatives that are Arboricultural Association Approved Contractors.
- 4.3 Prior to the completion of any tree works the contractors should check for statutory tree protection and obtain the necessary permissions where required. This should include but not be limited to Tree Preservation Orders, Conservation Areas, and any requirements for Forestry Commission Felling Licenses where relevant.
- 4.4 Any works to third party trees will require written consent from the tree owner except those branches that apply to common law and overhanging branches without access into tree.
- 4.5 It is recommended that tree works are undertaken outside of the bird nesting season (March to September inclusive). Where works are undertaken during this period appropriate checks should be made prior to commencement by a suitably trained and competent individual.

Recommended Re-Survey:

- 4.6 Due to the intensity of site usage, it is recommended that trees are inspected annually, or after a significant, strong wind event or as per surveyor recommendation regarding specific trees.

Appendix A – Tree Survey Schedule



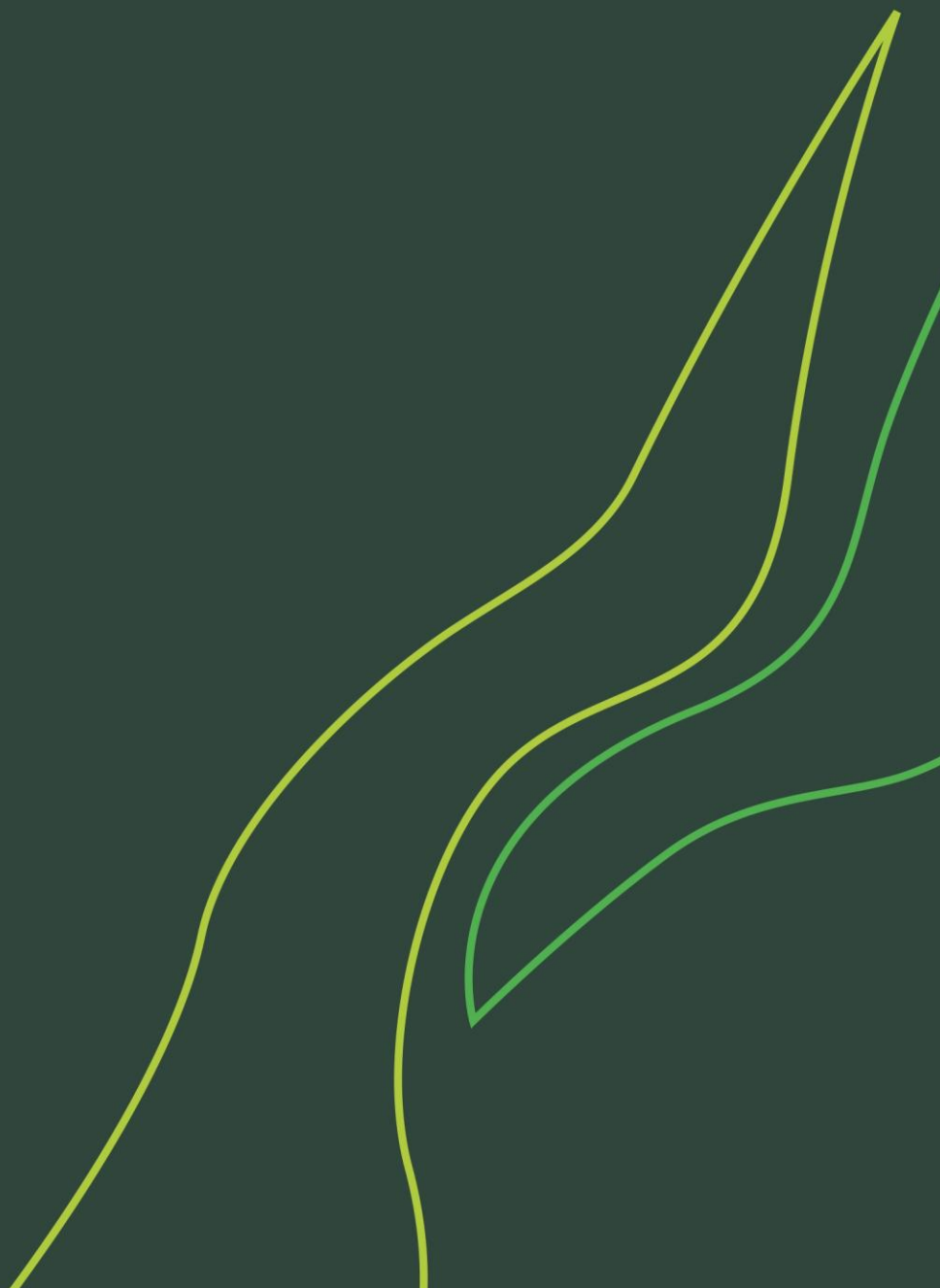
Tree Survey Schedule																		
Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Ecological Considerations	Target	Risk Zone	Access	Ownership
1	0439	Common ash	Fraxinus excelsior	20+m	750	Mature	Good	Good	Wound noted in vertical limb above fork approximately 12m from ground level. Visibility restricted due to height viewed with monocular- no visible signs of structural weakness or decay - occluding Bark visible Vegetation had been cleared around base revealing stump from historic secondary stem	None Significant	Pruning Wounds - Occluded	Previously Reduced, Branch - Wound	None Observed	None Observed	Building, Car park, Fence	High	Good	Client
2		Common yew	Taxus baccata	11-15m	200	Early-mature	Fair	Fair	Approximate measurement taken for dbh Deadwood sections overhanging shed - stable	None Significant	Multi-Stem	Sparse, Major Dead Wood Over 50mm Diameter	None Observed	None Observed	Building, Fence, Open space	High	Good	Client
3	0451	Common yew	Taxus baccata	11-15m	300	Early-mature	Good	Good	Foliage overhanging shed roof	None Significant	Multi-Stem, No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	None Observed	Building, Fence, Open space	High	Good	Client
4		Elder	Sambucus nigra	0-5m	150	Semi-mature	Fair	Fair	Resting on fence- appears stable	Exposed Roots	Leaning	None Significant	None Observed	None Observed	Fence	Medium	Good	Client
5		Elder	Sambucus nigra	0-5m	150	Semi-mature	Good	Good		None Significant	Multi-Stem	Minor Dead Wood Under 50mm Diameter	None Observed	None Observed	Fence, Footpath	Medium	Good	Client
6	2736	Common hawthorn	Crataegus monogyna	0-5m	200	Semi-mature	Fair	Fair	Overhanging shed in garden 2026- western branch resting on shed roof.	Root Severance	Leaning, Ivy Covered Stem	Crown Close to Building and/or Infrastructure	None Observed	None Observed	Building, Fence, Garden	Medium	Good	Client
7	0452	Sycamore	Acer pseudoplatanus	16-20m	300	Early-mature	Fair	Good	Base of stem covered in ivy - unable to inspect closely Fence erected near tree restricting access	Suckering/basal growth	Ivy Covered Stem, No Visible Issues or Defects, Prolific Epicormic/Basal Growth	None Significant	None Observed	None Observed	Building, Car park, Fence, Footpath, Garden	High	No access to base/stem	Client
8	0441	Hornbeam	Carpinus betulus	16-20m	300	Semi-mature	Good	Good	Bird nest noted in lower crown Forked at approximately 3m from ground level- Minor bark inclusion noted Vertical wound on stem approximately 1m from ground level to height of 2m from ground level- occluding.	Suckering/basal growth	Forked, Bark Wounding/Damage, Occluding Tissues/Wood, Reactive Growth	None Significant	None Observed	None Observed	Building, Car park, Fence, Footpath	High	Good	Client
9	0426	Hornbeam	Carpinus betulus	16-20m	450	Early-mature	Fair	Fair	1 Lateral limb has been reduced in length to reduce end weight loading- fungal fruiting bodies are visible on limb (suspected Phellinus or Stereum ,visibility restricted - both indicative of dysfunctional wood) - monitor and reassess limb vitality at next inspection - 2025 no obvious changes in vitality- extent of fungal fruiting bodies has not increased 2026 - 3 dysfunctional zones around the stem at the base on W, SE and N aspects to 40cm. Most recent on the western side. Bark peeling to expose necrotic area with Armillaria mellea rhizomorphs (aggressive pathogenetic fungi that affects decays roots)	None Significant	Bark Wounding/Damage, Co-dominant Stem, Fungal Fruiting Body, Ivy Covered Stem, Reactive Growth	Asymmetrical, Fungal Fruiting Body, Low Vigour, Branch - Lion Tailing, Poor Vitality	Fungus - Armillaria, Fungus - Other, Fungus - Phellinus	None Observed	Building, Fence, Footpath	High	Good	Client
10	0402	Common beech	Fagus sylvatica	20+m	750	Mature	Good	Good	Minor deadwood overhanging garden Forked at approximately 2m from ground level	None Significant	Forked, Ivy Covered Stem, Pruning Wounds - Occluded	Minor Dead Wood Under 50mm Diameter	None Observed	None Observed	Building, Car park, Fence, Footpath, Garden	High	Good	Client
11		Cherry laurel	Prunus laurocerasus	0-5m	90	Semi-mature	Good	Good		None Significant	Multi-Stem	None Significant	None Observed	None Observed	Fence, Footpath	High	Good	Client

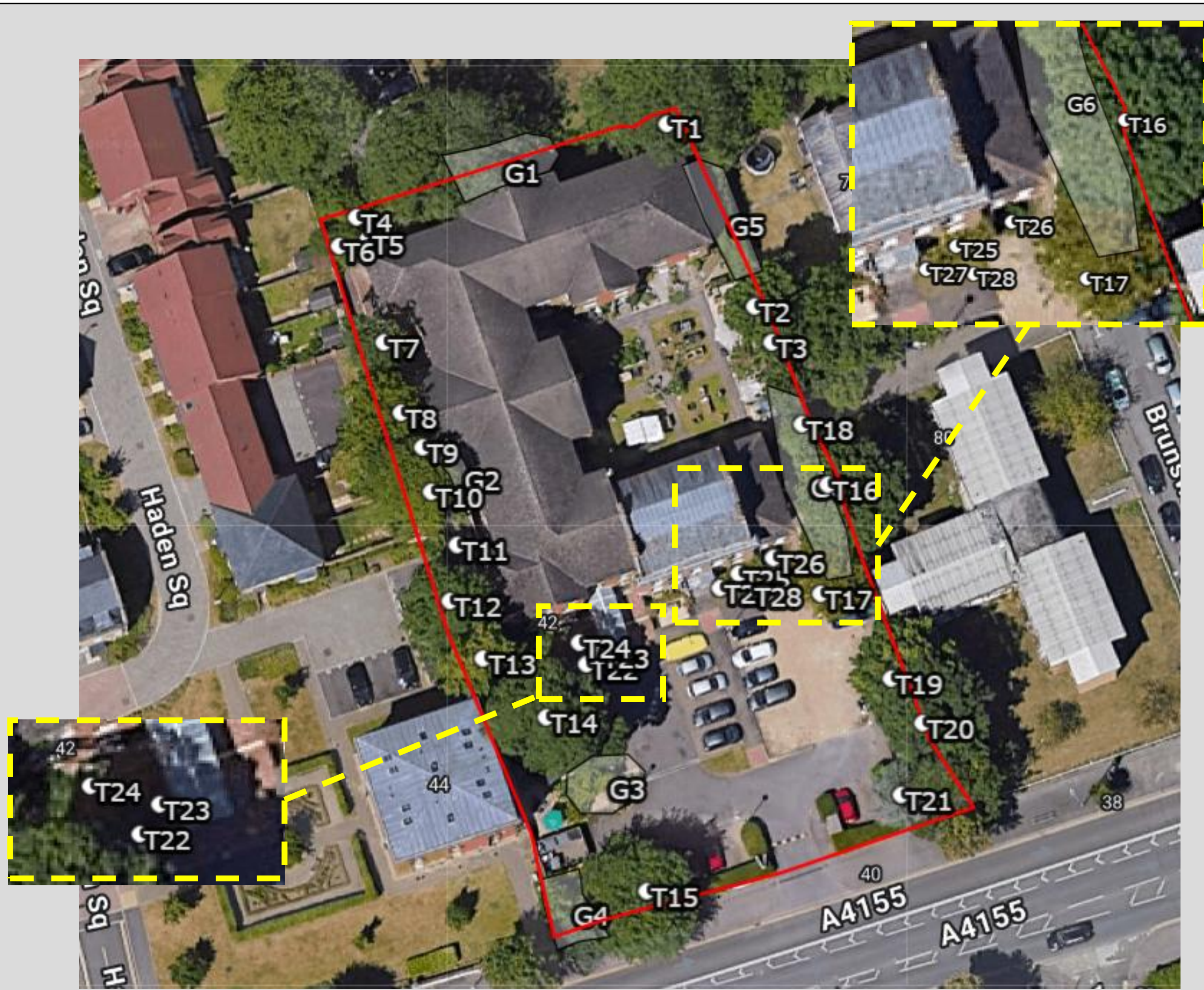
Tree Survey Schedule																		
Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Ecological Considerations	Target	Risk Zone	Access	Ownership
12	0456	Sycamore	Acer pseudoplatanus	20+m	750	Mature	Good	Good	Forked at approximately 5m from ground level	Suckering/basal growth	Forked, Pruning Wounds - Occluded	None Significant	None Observed	None Observed	Building, Car park, Fence, Footpath	High	Good	Client
13	0455	Common lime	Tilia x europea	20+m	1000	Mature	Good	Good	Unable to inspect base or trunk due to sucker growth Forked at approximately 10m from ground level Minor branch hung up in lower crown approximately 6m from ground level (approximately 30mm diameter 3m long)	Suckering/basal growth	Forked, Prolific Epicormic/Basal Growth, Pruning Wounds - Occluded	Broken/Hanging Branches, Minor Dead Wood Under 50mm Diameter	None Observed	None Observed	Building, Car park, Fence, Footpath	High	Good	Client
14	0425	Sycamore	Acer pseudoplatanus	20+m	1000	Mature	Good	Good	Forked at approximately 10m from ground level Occluding vertical wound on stem from approximately 50cm from ground level to height of 1.8m	None Significant	Forked, Bark Occlusion, Pruning Wounds - Occluded	None Significant	None Observed	None Observed	Building, Car park, Footpath, Road, Street light/furniture	High	Good	Client
15	0801	Holm oak	Quercus ilex	11-15m	750	Mature	Fair	Fair	Split in lateral limb in upper crown overhangingshrub area - appears stable Major deadwood sections overhanging shrub area Bark damage noted on lower lateral limbs 2026 - no access to base for through inspection.	Suckering/basal growth	Forked, Cavity in Stem	Fungal Fruiting Body, Crack/Split	None Observed	Potential Bird Habitat	Car park, Footpath, Road, Street light/furniture	High	No access to base/stem	Client
16		Sycamore	Acer pseudoplatanus	20+m	750	Mature	Good	Fair	Approximate measurement taken for dbh. Unable to tag. Minor broken and hanging branches in crown. Forked at approximately 5m from ground level	No Visible Issues or Defects	Forked, Ivy Covered Stem	Broken/Hanging Branches, Squirrel Damage	None Observed	None Observed	Building, Car park, Fence, Garden	High	No access to base/stem	Client
17	0802	Common yew	Taxus baccata	11-15m	300	Mature	Fair	Fair	Compression forked at approximately 1m from ground level Discoloured foliage noted in lower and upper crown- monitor extent during next inspection - may be a result of exposure following the recent removal of adjacent tree	None Significant	Compression Fork, Multi-Stem, Prolific Epicormic/Basal Growth	Broken/Hanging Branches, Crown Dieback, Pruning Wound, Foliage -Chlorotic	None Observed	Potential Bird Habitat	Building, Car park, Fence	High	Good	Client
18	0803	Common lime	Tilia x europea	11-15m	1000	Mature	Poor	Poor	Unable to inspect base or trunk due to sucker growth Forked at approximately 6m from ground level. 2026 - topped at 7m with 3m regrowth. Kretzschmaria deusta on N side of stem from ground level to 40m. Attributed to white/soft rot and brittle fracture of stems at the base. Acoustic testing suggests significant decay at the base.	Suckering/basal growth	Acoustically tested with rubber mallet - significant decay noted, Forked, Fungal Fruiting Body, Prolific Epicormic/Basal Growth, Pruning Wounds - Occluded	Previously Pollarded	Fungus - Kretzschmaria (Ustulina)	None Observed	Building, Fence, Footpath, Garden	High	No access to base/stem	Client
19		Sycamore	Acer pseudoplatanus	11-15m	250	Semi-mature	Good	Good	Compression forked at approximately 1m from ground level Ivy covered stems from ground level to height of approximately 3m	Suckering/basal growth	Compression Fork, Ivy Covered Stem, Multi-Stem	None Significant	None Observed	None Observed	Building, Car park	High	No access to base/stem	Client
20	0891	Sycamore	Acer pseudoplatanus	11-15m	450	Mature	Good	Good	Forked at approximately 6m from ground level Visibility of one side only - inspection made from client's land	Suckering/basal growth	Forked	Minor Dead Wood Under 50mm Diameter, Previously Reduced	None Observed	None Observed	Building, Car park	High	Good	Client

Tree Survey Schedule																		
Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Ecological Considerations	Target	Risk Zone	Access	Ownership
21	0892	Atlas cedar	Cedrus atlantica 'Glauca'	11-15m	310	Early-mature	Good	Good	Crown is weighted towards car park	None Significant	No Visible Issues or Defects	Asymmetrical	None Observed	None Observed	Car park, Footpath, Road	High	Good	Client
22		Cabbage palm	Cordyline australis	0-5m	90	Semi-mature	Good	Good		None Significant	No Visible Issues or Defects	None Significant	None Observed	None Observed	Building	High	Good	Client
23		Cabbage palm	Cordyline australis	0-5m	100	Semi-mature	Good	Good	Foliage tips just touching entrance roof	None Significant	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	None Observed	Building	High	Good	Client
24		Cabbage palm	Cordyline australis	0-5m	100	Semi-mature	Good	Good		None Significant	Leaning	None Significant	None Observed	None Observed	Building	High	Good	Client
25		Cabbage palm	Cordyline australis	0-5m	90	Young	Good	Good	Foliage tips just touching building	None Significant	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	None Observed	Building	High	Good	Client
26		Cabbage palm	Cordyline australis						Removed									Client
27		Cabbage palm	Cordyline australis	0-5m	80	Young	Good	Good		None Significant	No Visible Issues or Defects	None Significant	None Observed	None Observed	Open space	Medium	Good	Client
28		Cabbage palm	Cordyline australis	0-5m	150	Young	Good	Good		None Significant	No Visible Issues or Defects	Crown Close to Building and/or Infrastructure	None Observed	None Observed	Building, Footpath	High	Good	Client

Tree Group Survey Schedule																			
Group ID	Tag No	Common Name	Scientific Name	Number of Trees	Tree Height (bands)	Stem Diameter (bands)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Ecological considerations	Target	Risk Zone	Access	Ownership
1		Common ash	Fraxinus excelsior	2	16-20m	300-450mm	Early-mature	Good	Good	Both trees are multi stem - dense ivy on all stems limits visibility assessment of their condition - no obvious defects visible Tips of one overhanging roof of building	None Significant	Ivy Covered Stem, Multi-Stem, No Visible Issues or Defects	Crown Close to Building	None Observed	None Observed	Building, Car park, Fence, Footpath	High	No access to base/stem	Third Party
2		Sycamore, Common ash	Acer pseudoplatanus, Fraxinus excelsior	4	0-5m	0-150mm	Young	Good	Good	Self seeded trees	None Significant	No Visible Issues or Defects	None Significant	None Observed	None Observed	Fence, Footpath	Medium	Good	Client
3		Bay laurel, Magnolia species	Laurus nobilis, Magnolia sp.	2	0-5m	0-150mm	Semi-mature	Good	Good	Located on shrub bed	None Significant	No Visible Issues or Defects	None Significant	None Observed	None Observed	Car park, Fence	High	Good	Client
4		Scots pine, Holm oak, Elder, Common yew	Pinus sylvestris, Quercus ilex, Sambucus nigra, Taxus baccata	5	5-10m	0-150mm	Early-mature	Good	Good	Congested group of trees surrounded bin area	None Significant	No Visible Issues or Defects	Congested Crown	None Observed	None Observed	Fence, Footpath, Road, Street Lamp , Garden , Infrastructure	High	Good	Client
5		Common yew	Taxus baccata	Approximately 30	0-5m	0-150mm	Semi-mature	Good	Good	Linear group of Yew on site boundary	None Significant	No Visible Issues or Defects	None Significant	None Observed	None Observed	Fence, Footpath, Garden	High	No access to base/stem	Client
6		Wild privet, Common yew	Ligustrum vulgare, Taxus baccata	Approximately 30	0-5m	0-150mm	Semi-mature	Good	Good	Occasionally overhanging into neighbouring garden	None Significant	Multi-Stem	None Significant	None Observed	None Observed	Garden	High	Good	Client

Appendix B – Tree Survey Plans





LEGEND

- Tree
- Tree Group
- Site Boundary



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Client

BUPA

Project (Address)

Beacher Hall Care Home, 42 Bath Rd, Reading RG1 6PG

Figure No.

Site Layout Plan

GC Project ID

Issue Date

02/04/26

Notes:

1. © This drawing is the copyright of Ground Control Ltd and cannot be reproduced in any form without express consent of the company.
2. Tree positions are approximate only and based upon mobile GPS and/or site features.
3. Do not scale off this drawing. All written dimensions are to be checked on site prior to commencing works.
4. All discrepancies, errors or omissions are to be reported for clarification before proceeding.

Appendix C – Tree Work Recommendations

Tree ID	Common Name	Work Task	Priority	Description	Tag No	Hours
6	Common hawthorn	Remove Specific Branch/Limb	Within 3 - 6 Months	Remove western limb resting on shed roof.	2736	1
9	Hornbeam	Dismantle to ground level	Within 3 - 6 Months	Dismantle to ground level. Fell recommended as Armillaria rhizomorphs visible in necrotic zones at the base.	0426	4
15	Holm oak	Clear vegetation to allow access to basal areas of trees for inspection purposes	Within 6 - 12 Months	Removal epicormic growth to 2m, Remove Ivy and Create 50cm clearance from stem. Works to facilitate proper inspection of the base.	0801	0.5
18	Common lime	Dismantle to ground level	Within 1 - 3 Months	Tree has Kretzschmaria deusta at the base and within falling distance of building.	0803	3

Appendix D – Photographs

Common hawthorn Tree ID #6

41 Haden Square

Tree Details

Scientific Name:	Crataegus monogyna
Physiological Condition:	Fair
Stem Diameter [mm]:	200
Stem Diameter [cm]:	20
User:	DavidW
Primary ID:	30762

Photos



20260326_110317.jpg
26/03/2026

Hornbeam Tree ID #9

42 Bath Road

Tree Details

Scientific Name:	Carpinus betulus
Physiological Condition:	Fair
Stem Diameter [mm]:	450
Stem Diameter [cm]:	45
User:	DavidW
Primary ID:	30771

Photos



20260326_105255.jpg
26/03/2026

Holm oak Tree ID #15

40 Bath Road

Tree Details

Scientific Name:	Quercus ilex
Physiological Condition:	Fair
Stem Diameter [mm]:	750
Stem Diameter [cm]:	75
User:	DavidW
Primary ID:	30781

Photos



Common lime Tree ID #18

42 Bath Road

Tree Details

Scientific Name:	Tilia x europea
Physiological Condition:	Poor
Stem Diameter [mm]:	1000
Stem Diameter [cm]:	100
User:	DavidW
Primary ID:	30785

Photos



20260326_102231.jpg
26/03/2026



Ecology
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