

Anchor Tree Services

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Site:
Priory Point
Reading
RG30 3ES

Prepared By:
Lewis Langridge Tree surgeon

Survey Type:
Ground level

Tree risk assessment undertaken:
30th April 2026

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1. Introduction

Lewis Langridge of Anchor tree services has been asked to carry out a tree risk assessment on behalf of Community Property Care.

The tree risk assessment was in relation to tree health and management recommendations, safety to the public, property, and outlining any proposed remedial works. This was a ground based inspection.

Please note that not every tree within woodland areas have been recorded in this report, Only trees that need attention.

2. The Site

2.1 Description of the site

Priory point is a small residential area based in Reading

2.2 Weather conditions

During the visit, visibility was good with full sun.

3. The Trees

3.1 Unless stated otherwise, information contained within this report covers only those items that were examined and reflects the condition of those items at the time of inspection. There is no guarantee that problems or deficiency of any trees documented may arise in the future.

3.2 Trees are living organisms whose health and conditions can change rapidly. We recommend the health, condition and safety of trees are checked regularly on a 12 month basis. The conclusions and recommendations in this report are only valid for for a 12 month period.

3.3 During the risk assessment a total of 15 trees were recorded.

The trees all seem in good shape.

The majority of remedials consists of removing deadwood.

Bat boxes were visible and present in most trees on this site.

All recommendations can be found in appendix 2: Tree risk assessment.

All tree work should be carried out in accordance with BS3998 (2010).

4. GLOSSARY

4.1 DEFINING TREE WORKS

Crown cleaning: This is a health and safety trim to remove deadwood, diseased and dying wood, broken or split branches and crossing or rubbing branches.

Crown Reduction: This means a reduction of crown size in all directions to leave a balanced branch structure. It is a complete crown treatment and not just a reduction in height without dealing with side branches. It is usually specified as a meterage and refers to the branch proportion to be removed in relation to the total branch length from tip to trunk.

Deadwood removal: this means removal of all deadwood from the tree canopy categorised as major deadwood = 25mm diameter or above and minor deadwood = up to 25mm in diameter unless otherwise stated. Cuts should be made to the nearest possible pruning point.

Fell to ground level: This means the tree is either felled from ground level or climbed and carefully sectioned down. The main stem will then be cut as near to ground level as possible without further digging.

Raise low canopy: Removal of the lowest branches which effectively increases the height of the main crown above ground level. All the remaining branches will normally be above the height specified in meters.

5. Disclaimers

5.1 This tree risk assessment has been undertaken by visual inspection from ground level at Priory Point in order to assess trees of the inspected area. These are purely visual assessments of the trees.

5.2 No technical survey equipment was used in order to carry out this assessment. Each assessment was made from the base of the tree looking up into the canopy and viewing from a distance.

5.3 Decay detection tests have not been carried out as this was outside the scope of this report.

5.4 This report contains a suggested timescale for remedial works to be undertaken from the date of the survey. In the expert opinion of Anchor Tree Services these time scales should be adhered to.

5.5 care has been taken to obtain all information from reliable sources. All data has been verified as far as possible, however the surveyor can neither guarantee nor be responsible for the accuracy of information provided by others.

5.6 This report is for the sole use of the above client and refers to only those trees identified within this report.

5.7 Possession of this report or a copy does not imply right of publication or use for any purpose by any other person to whom it is addressed without prior expressed written or verbal consent of the consultant.

5.8 The local planning authority have not been contacted to determine whether any tree preservation order (TPO) covers the tree, nor to determine if the site is in a conservation area. Before undertaking any work to the trees it would be advisable to check whether either of these planning controls are in operation. If they are, it would be necessary to obtain consent.

6.DECLARATION

I hereby confirm that this tree risk assessment and report was undertaken and completed by,

LEWIS LANGRIDGE

ANCHOR TREE SERVICES

30/04/2026

Appendix 1: Tree Reference Plan

Appendix 2: Tree Risk Assessment

T1						
Details Sycamore	Height- 10 Meters	Spread- 6 Meters	Maturity- Semi- Mature	Previous Inspection- N/A	Next Inspection- 30/04/2027	Hazard- Yes/No
Observations	Condition- Good	Leaf/Bud- Normal	Root- No Visual	Stem- Good	Branch – Some BT cables are close to or touching branches.	NO
Work Required					Cut back from BT cable pole	Within 12 Months

T2						
Details Ash	Height- 12 Meters	Spread- 7 Meters	Maturity- Semi Mature	Previous Inspection- N/A	Next Inspection- 30/04/2027	Hazard- Yes/No
Observations	Condition- Good	Leaf/Bud- Normal	Root- Potentially uprooting. Could be affecting nearby structures.	Stem- Ok	Branch – Minor Deadwood seen in crown.	Yes
Work Required	Is this a third party tree?		Remove the tree.			Within 3 months

T3						
Details Cypress	Height- 13 Meters	Spread- 5 Meters	Maturity- Mature	Previous Inspection- N/A	Next Inspection- 30/04/2027	Hazard- Yes/No
Observations	Condition- Good	Leaf/Bud- Normal	Root- Not Visible	Stem- Ok	Branch – Ok	No
Work Required	NONE					

T4						
Details Plum	Height- 5 meters	Spread- 5 meters	Maturity- Mature	Previous Inspection- N/A	Next Inspection- 30/04/2027	Hazard- Yes/No
Observations	Condition- Good	Leaf/Bud- Normal	Root- Ok	Stem- Ok	Branch – Ok	No
Work Required	Recommend reshaping.					Within 12 months

T5						
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Details Lime	Height- 18 meters	Spread- 12 meters	Maturity- Mature	Previous Inspection- N/A	Next Inspection- 30/04/2027	Hazard- Yes/No
Observations	Condition- Good	Leaf/Bud- Normal	Root- Not Visible	Stem- Good	Branch – Minor deadwood in crown. Bat box present.	No
Work Required					Recommend lifting to 5 meters and reducing back from building to previous cuts.	Within 12 months

T6						
Details Ash	Height- 12 meters	Spread- 5 meters	Maturity- Semi mature	Previous Inspection- N/A	Next Inspection- 30/04/2027	Hazard- Yes/No
Observations	Condition- Good	Leaf/Bud- Normal	Root- Not visible	Stem- Ok	Branch – Ok, minor deadwood	NO
Work Required	None					

T7						
Details Ash	Height- 14 meters	Spread- 8 meters	Maturity- Mature	Previous Inspection- N/A	Next Inspection- 30/04/2027	Hazard- Yes/No
Observations	Condition- Good	Leaf/Bud- Normal	Root- Not visible	Stem- Ok- dead ivy covering stem.	Branch – Minor deadwood in crown.	No
Work Required				Could remove dead ivy	Reduce limbs that are growing into neighbouring fir tree.	Within 12 months

T8						
Details Silver Birch	Height- 5 meters	Spread- 5 meters	Maturity- Semi mature	Previous Inspection- N/A	Next Inspection- 30/04/2027	Hazard- Yes/No
Observations	Condition- Good	Leaf/Bud- Normal	Root- Ok	Stem- Ok	Branch – Ok	No

Work Required	Recommend reshaping					Within 12 months
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T9						
Details Douglas Fir	Height- 18 meters	Spread- 10 meters	Maturity- Mature	Previous Inspection- N/A	Next Inspection- 30/04/2027	Hazard-Yes/No
Observations	Condition- Good	Leaf/Bud- Normal	Root- Ok	Stem- Ok	Branch – Minor deadwood and some dead hanging branches.	Yes
Work Required					Remove hanging branches	Within 1 week

T10						
Details Cherry Plum	Height- 8 meters	Spread- 8 meters	Maturity- Mature	Previous Inspection- N/A	Next Inspection- 30/04/2027	Hazard-Yes/No
Observations	Condition- Good	Leaf/Bud- Norma	Root- Ok	Stem- Ok	Branch – Ok	No
Work Required	No Work Required					

T11						
Details Sycamore	Height- 18 meters	Spread- 14 meters	Maturity- Mature	Previous Inspection- N/A	Next Inspection- 30/04/2027	Hazard-Yes/No
Observations	Condition- Good	Leaf/Bud- Normal	Root- Ok	Stem- Ok- bat box present	Branch – Ok Some branches growing into neighbouring trees.	NO
Work Required					Cut back branches to appropriate pruning points.	Within 12 months
T12						
Details Cedar	Height- 14 meters	Spread- 8 meters	Maturity- Semi mature	Previous Inspection- N/A	Next Inspection- 30/04/.2027	Hazard-Yes/No
Observations	Condition- Fair	Leaf/Bud-	Root- ok	Stem- ok	Branch –	NO

		Some clear indications that some areas of the tree are dying. This seems to be because of a lack of light.			Minor dead wood	
Work Required					Remove deadwood to allow for more light.	Within 3 months

T13						
Details Cigartree	Height- 17 meters	Spread- 12 meters	Maturity- Mature	Previous Inspection- N/A	Next Inspection- 30/04/2027	Hazard-Yes/No
Observations	Condition- Good	Leaf/Bud- Normal	Root- Ok	Stem- Ok Bat box present	Branch – Ok	NO
Work Required	No Work Required					

T14						
Details Silver Birch	Height- 12 meters	Spread- 3 meters	Maturity- Semi mature	Previous Inspection- N/A	Next Inspection- 30/04/2027	Hazard-Yes/No
Observations	Condition- Good	Leaf/Bud- Normal	Root- OK	Stem- OK	Branch – OK	NO
Work Required	No work required					

T15						
Details Silver Birch	Height- 18 meters	Spread- 5 meters	Maturity- Mature	Previous Inspection- N/A	Next Inspection- 30/04/2027	Hazard-Yes/No
Observations	Condition- good	Leaf/Bud- Normal	Root- ok	Stem- ok	Branch – ok	NO
Work Required	No work required					

Limitations

The statements made in this report do not take account of the extremes of climate, vandalism, or accident whether physical, chemical or fire. Anchor Tree Services cannot therefore accept liability in connection with these factors, nor where prescribed work is not carried out in a correct and professional manner in accordance with BS3998:2010

The authority of this report ceases one year from the date of any survey or when site conditions change or pruning or other works unspecified in the report are carried out to, or affecting the subject trees, whichever is the sooner. The recommendations made in this report are to maximise the trees potential safe useful life in its current situation, however no tree can be guaranteed 100% safe. Should any additional development be proposed, or other changes take place on or adjacent to the site then this could invalidate the recommendations made in this report.