

Tree Condition Survey Report (VTA)

Site: Parkside Care Home, Parkside Road, Reading, RG30 2DP

Client: Bupa

Document Control Sheet

Title	Tree Report: Tree Condition Report (VTA)			
Client	Bupa			
Site Name	Parkside Care Home, Parkside Road, Reading, RG30 2DP			
GC Document Reference	682705			
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Issue Status	Issue	Date	Status	Revision
	1	06/07/2026	Final	-
Disclaimer	<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 6th July 2026 by Oliver Waring, Ground Control’s Arboricultural Surveyor at Parkside Care Home, Parkside Road, Reading, RG30 2DP; 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:		17
Action Records:		5
Action Priorities The table provides a collated summary of the recommended tree work actions in relation to the 'Action Priority' timeframes.	IMMEDIATE/ URGENT	0
	Within 3 months	0
	Within 6 months	2
	Within 12 months	3

Table 1 – Tree Works Actions Summary Table

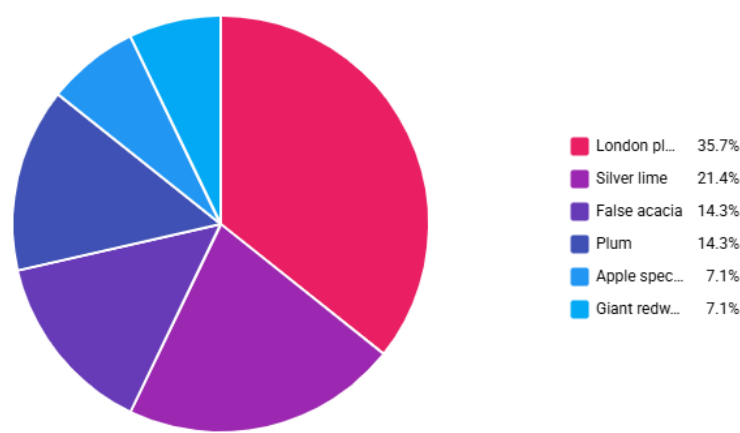


Diagram 1 – Species Composition Across the Site

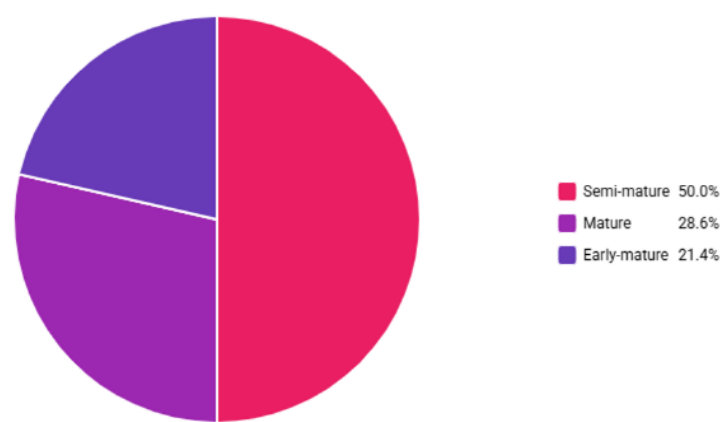


Diagram 2 – Tree Age Class Across the Site

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, Occupiers' Liability Act 1984 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 6th July 2026 by Oliver Waring , 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 17 records including 14 tree(s) and 3 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

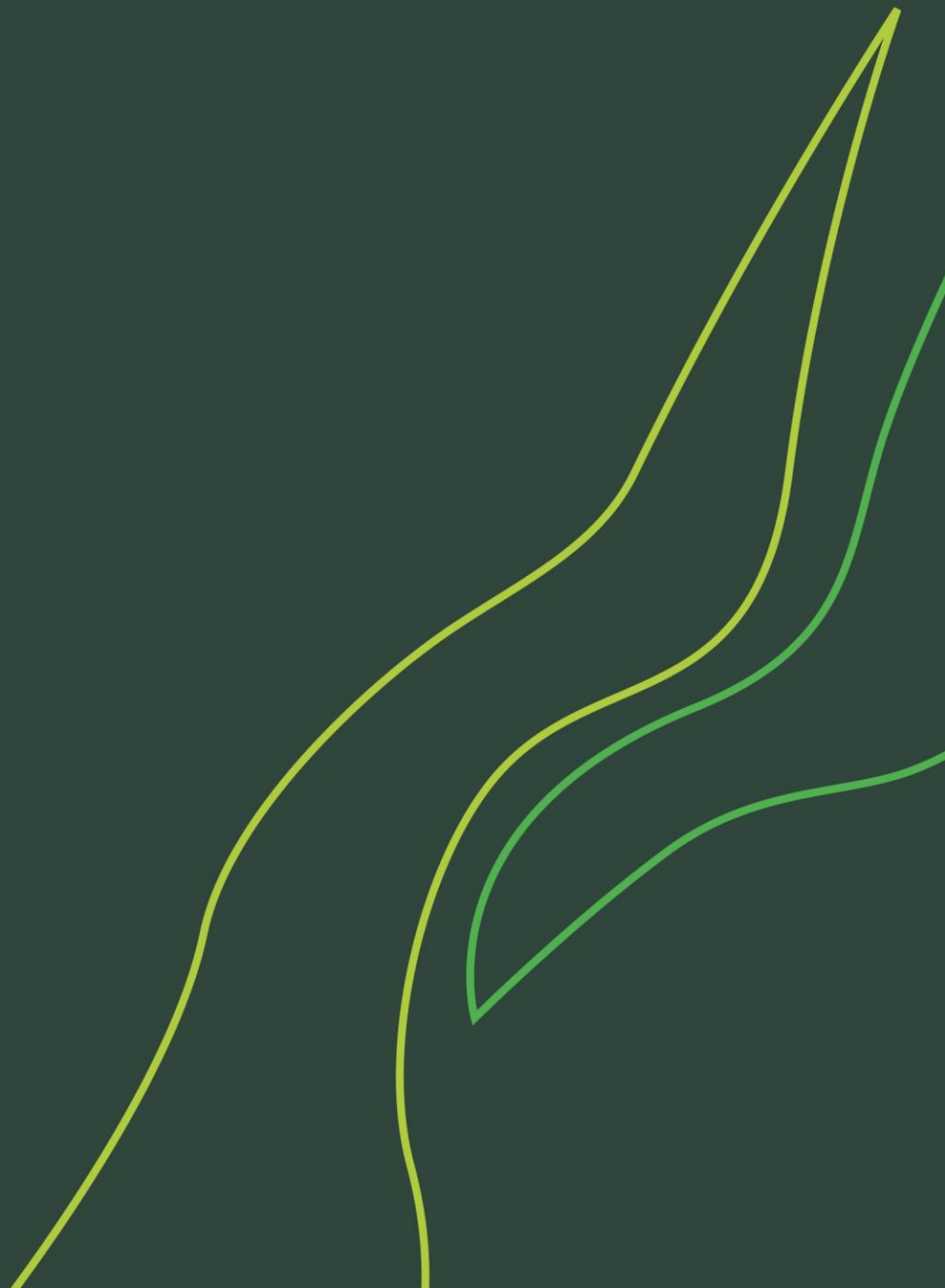
Recommended Tree Works:

- 4.1 A total of 17 survey inspections were recorded from which a total of 5 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

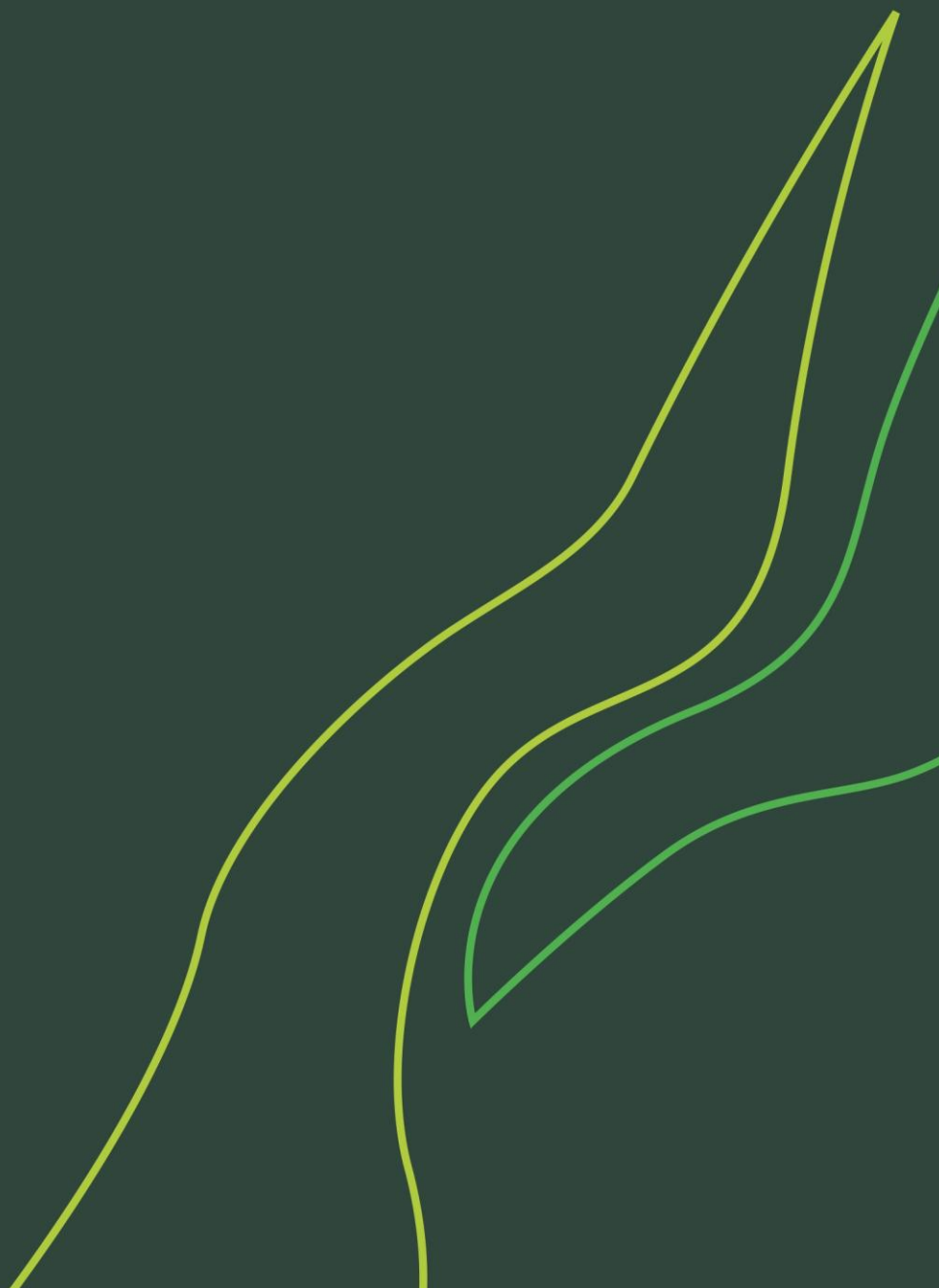


Tree Survey Schedule																		
Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership	
1	1110	Giant redwood	Sequoiadendron giganteum	20+m	1230	Mature	Fair	Fair	Historic lightning strike damage evident, with multiple historic linear wounds and associated exudation recorded at the following locations: 1.7m on the north side, 1m on the east side, 5 to 8m on the west side (partially exuding), and around a historic pruning wound at approximately 15m. Additional patches of exudation are present on several limbs and may be associated with historic torsional stress and/or lightning damage. These defects have been recorded during previous inspections and do not appear to have deteriorated since earlier observations. Multiple historic limb failure wounds are present throughout the crown, together with areas of historic wounding on the undersides of several limbs, all showing varying degrees of occlusion. The tree appears to be responding adaptively to the historic damage, and no significant change in condition was noted at the time of inspection.	None Significant	Bark Wounding/Damage, Bark Occlusion, Exudate	Minor Dead Wood Under 50mm Diameter, Branch - Wound	None Observed	Building, Car park, Fence, Footpath, Road	High	Good	Client	
2	1109	Silver lime	Tilia tomentosa	5-10m	340	Early-mature	Good	Fair	Wound present on the northern side of the main stem from ground level to approximately 0.4m. Associated decay and bark delamination are evident within the affected area. Sounding with a mallet indicates localised decay around the wound, with no evidence at present of extensive decay affecting the broader stem structure. The crown is exhibiting good vitality, with healthy foliage density and extension growth. The crown is low and currently in contact with the adjacent fence.	Decay	Bark Wounding/Damage, Bark Occlusion, Exudate, Acoustically tested with rubber mallet - no significant decay noted	Crown Close to Building and/or Infrastructure, Low Crown	None Observed	Car park, Fence	High	Good	Client	
3		Apple species	Malus sp.	0-5m	100	Semi-mature	Good	Good	Growing in shrub area. No access to stem base.	None Significant	No Visible Issues or Defects	None Significant	None Observed	Car park, Fence	High	No access to base/stem	Client	
4	1118	Silver lime	Tilia tomentosa	5-10m	335	Early-mature	Fair	Fair	The tree has been subject to poor historic pruning, resulting in an asymmetrical crown form and uneven branch distribution. Scattered deadwood is present throughout the crown, and foliage density is sparse in places, indicating some reduction in crown vitality. Despite these observations, the tree currently retains sufficient physiological condition and structural integrity to warrant retention.	None Significant	No Visible Issues or Defects	Asymmetrical, Minor Dead Wood Under 50mm Diameter, Previous Poor Pruning	None Observed	Building, Fence, Open space	High	Good	Client	
5	1117	False acacia	Robinia pseudoacacia	5-10m	456	Mature	Good	Fair	Twin-stemmed from the base, forming a slight compression fork which appears stable at the time of inspection, with no obvious signs of movement or dysfunction. Ivy has recently been removed from the main stems, improving visibility for inspection. Very minor deadwood is present within the crown. Suckering growth arising from surface roots is evident within the adjacent lawn area; site maintenance staff have been advised to remove this growth as part of routine grounds maintenance. Overall vitality and condition appear satisfactory at present.	None Significant	Compression Fork, Twin Stemmed	Minor Dead Wood Under 50mm Diameter	None Observed	Building, Fence, Open space	High	Good	Client	
6	1116	Silver lime	Tilia tomentosa	5-10m	340	Early-mature	Good	Good	Ivy has been removed from main stem.	None Significant	None Significant	None Significant	None Observed	Building, Fence, Open space	High	Good	Client	
7	1115	False acacia	Robinia pseudoacacia	5-10m	636	Mature	Fair	Fair	Co-dominant stems arise from approximately 1.5m above ground level. The tree has been subject to previous crown reduction, with prolific regrowth developing from historic pruning points. Minor decay and limited dieback are evident on several retained branch stubs associated with these works. A limb extending to the south-west exhibits historic damage to the underside of the branch; the wound has partially occluded and appears stable at present. Basal suckering is present, and removal is recommended due to the spiky nature of the stems and the potential for nuisance or minor injury to site users. Overall vitality appears reasonable.	Suckering/basal growth	Stub Cuts	Co-dominant leaders, Previously Reduced	None Observed	Building, Fence, Footpath, Open space, Road	High	Good	Client	
8	1108	London plane	Platanus x hispanica	11-15m	790	Mature	Good	Fair	Bird box attached to the main stem at approximately 2.5m above ground level. The crown breaks at around 3.5m, forming a broad crown structure. Crossing branches are present within the crown, including areas of fused growth on eastern limbs. Minor symptoms of anthracnose are evident throughout the crown, though these are not currently considered significant to the tree's overall condition. The crown is low and in close proximity to the adjacent building, and clearance pruning may be considered if access or building clearance becomes an issue. Overall vitality appears satisfactory at the time of inspection.	None Significant	None Significant	Crossing/Rubbing Branches, Crown Close to Building and/or Infrastructure, Low Crown	None Observed	Building, Fence, Footpath, Open space, Road	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	Target	Risk Zone	Access	Ownership
9		Plum	Prunus domestica	0-5m	200	Semi-mature	Good	Fair	Mature tree originating from a previously felled stem, with a single stem having regenerated and subsequently been pollarded at approximately 1.5m above ground level. The resulting crown is being actively trained along an adjacent pergola structure. Decay is present at the stem base; however, the current management regime, including regular pruning and containment of the crown by the pergola, is considered to be effectively mitigating the associated risk.	Decay	Decay on Stem, Stub Cuts	Pollard - Regrown	None Observed	Footpath, Garden	High	Good	Client
10	2222	London plane	Platanus x hispanica	5-10m	260	Semi-mature	Good	Good	Crown extends low over an adjacent sheds. Minor symptoms of anthracnose are evident throughout the crown; however, these are not currently considered significant to the tree's overall vitality or condition.	No Visible Issues or Defects	None Significant	Low Crown	None Observed	Footpath, Seating	High	Good	Client
11	2223	London plane	Platanus x hispanica	5-10m	210	Semi-mature	Good	Good	Minor symptoms of anthracnose Noted.	No Visible Issues or Defects	None Significant	Asymmetrical	None Observed	Footpath, Seating	High	Good	Client
12	2224	London plane	Platanus x hispanica	5-10m	290	Semi-mature	Good	Good	Minor symptoms of anthracnose Noted.	No Visible Issues or Defects	None Significant	None Significant	None Observed	Fence, Footpath, Seating	High	Good	Client
13	2225	London plane	Platanus x hispanica	5-10m	301.83	Semi-mature	Good	Fair	Multi-stemmed regrowth arising from a historic stump. A dysfunctional area is present around an old pruning wound adjacent to the fence; however, this appears stable and is not considered a significant issue at present. Minor symptoms of anthracnose are evident within the foliage, though these are not currently adversely affecting the tree's overall vitality or condition	No Visible Issues or Defects	Multi-Stem	Previously Reduced	None Observed	Fence, Footpath, Seating	High	Good	Client
14		Plum	Prunus domestica	0-5m	150	Semi-mature	Good	Good	Plum growing by green container. Multi stem from base.	No Visible Issues or Defects	Multi-Stem	None Significant	None Observed	Fence, Footpath	Medium	No access to base/stem	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	Target	Risk Zone	Access	Ownership
1		Sycamore, London plane, Pear species	Acer pseudoplatanus, Platanus x hispanica, Pyrus sp.	5	5-10m	150-300mm	Early-mature	Good	Fair	Trees are located within a seating area and comprise a mixture of species. Plane trees within the group have been assessed and plotted individually due to their prominence and/or management requirements.	None Significant	Multi-Stem	None Significant	None Observed	Building, Fence, Footpath, Open space, Road	High	Good	Client
2		Sycamore, Horse chestnut, Leyland cypress, Sweet gum, Common yew, Mixed species	Acer pseudoplatanus, Aesculus hippocastanum, Cupressus x leylandii, Liquidamber styraciflua, Taxus baccata, Mixed species	9	16-20m	450-600mm	Mature	Fair	Fair	Third party trees inspected for risks posed to clients property.	None Significant	None Significant	Minor Dead Wood Under 50mm Diameter	None Observed	Building, Car park, Fence, Footpath, Road	High	Good	Third Party
3		Mixed species	Mixed species	5	0-5m	0-150mm	Semi-mature	Mixed	Fair	Small trees/shrubs. Smoke bush, Hungarian oak, holly and bay.	None Significant	None Significant	Minor Dead Wood Under 50mm Diameter	None Observed	Car park, Fence	High	Good	Client

Appendix B – Tree Survey Plans





LEGEND

-  Tree
-  Tree Group
-  Site Boundary



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Client

Bupa

Project (Address)

Parkside Care Home, Parkside Road, Reading, RG30 2DP

Figure No.

Site Layout Plan

GC Project ID **682705** Issue Date **06/07/2026**

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 / Group ID	Common Name	Work Task	Work Priority	Description	Tag No
2	Lime species	Prune to Clear structure/wires/buildings by 2m	Within 12 Months	Selectively prune crown to clear fence by 2m.	1109
7	False acacia	Remove Basal and Epicormic Growth up to 2.5m	Within 12 Months	Remove sucker at tree base	1115
8	London plane	Prune to Clear structure/wires/buildings by 3m	Within 6 Months	Selectively prune to clear building by 3m	1108
8	London plane	Crown Lift to Specified Amount	Within 6 Months	Crown lift to 3m	1108
10	London plane	Prune to Clear structure/wires/buildings by 2m	Within 12 Months	Selectively prune to clear buildings by 2m.	2222

Appendix D – Photographs

Silver lime Tree ID #2

12 Parkside Road

Tree Details

Hide

Scientific Name:	Tilia tomentosa
Physiological Condition:	Good
Stem Diameter [mm]:	340
Stem Diameter [cm]:	34
User:	DomR
Primary ID:	30617

Photos



False acacia Tree ID #7

4 Westcote Road

Tree Details

Hide

Scientific Name:	Robinia pseudoacacia
Physiological Condition:	Fair
Stem Diameter [mm]:	636
Stem Diameter [cm]:	63.6
User:	DomR
Primary ID:	30626

Photos



London plane Tree ID #8

9 Westcote Road

Tree Details

Hide

Scientific Name:	Platanus x hispanica
Physiological Condition:	Good
Stem Diameter [mm]:	790
Stem Diameter [cm]:	79
User:	DomR
Primary ID:	30628

Photos



London plane Tree ID #10

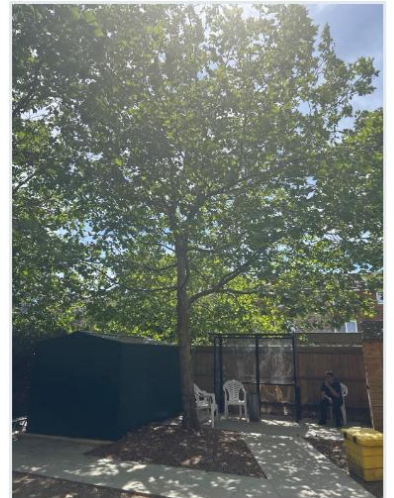
17 Westcote Road

Tree Details

Hide

Scientific Name:	Platanus x hispanica
Physiological Condition:	Good
Stem Diameter [mm]:	260
Stem Diameter [cm]:	26
User:	OliverW
Primary ID:	113827

Photos





Ecology
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