



ARBORICULTURAL REPORT



Common Ground Estates - Hanover House, Kings Road, Reading

Tree Condition Survey

September 2026

Contents

1.0 Executive Summary	3
2.0 Instruction & Purpose	4
3.0 Tree Survey Methodology	4-5
4.0 Recommendations & Action Prioritisation	6
5.0 Legal & Statutory Considerations	7
6.0 Limitations, Validity & Risk Statement	7
7.0 Liability & Reliance	7
Appendices	8+

Document Information

Author: Lee Garner BSc (Hons) Arboriculture, MA ArborA, PTI
LANTRA, QTRA Cert
Principal Arboricultural Consultant.

Tree Assessments UK – Arboricultural Consultancy

Issue Date: 17th September 2026

Report Status: -

Disclaimer:

This report is issued in accordance with Tree Assessments UK – Arboricultural Consultancy Terms & Conditions, as accepted by the Client at quotation/instruction. Those Terms & Conditions form part of the contract for services and apply to the use and reliance of this report.

1. Executive Summary

- 1.1 Tree Assessments UK was commissioned by Common Ground Estates to undertake a Visual Tree Assessment (VTA) of the tree stock located at Hanover House, Kings Road, Reading (defined as the “site”).
- 1.2 Inspection was undertaken by Lee Garner on the 17th September 2026.
- 1.3 A total of 20 tree/groups were logged and inspected. The assessment identified the following number of recommendations that are further detailed within appendix 3 – Work recommendations.

ACTION PRIORITY	Immediate - Urgent	0
	High -Within 3 months	3
	Medium Within 6 months	4
	Low -Within 12 months	4
	Low - Within 2 years	0

- 1.5 Next inspection – **September 2027**
- 1.6 Tree Protection – Status Unknown

2. Instruction & Purpose

- 2.1 This report has been prepared to visually assess the condition and structural integrity of trees within the site, identify any reasonably foreseeable tree-related hazards, and provide proportionate, evidence-based management recommendations.
- 2.2 This reflects the client's duty of care under the Occupiers' Liability Act 1957, the Occupiers' Liability Act 1984, and the Health and Safety at Work etc. Act 1974. In simple terms, this means the client is responsible for taking sensible steps to keep people safe on the site. This includes checking for potential risks, maintaining a safe environment, and putting appropriate measures in place to protect visitors, workers, and anyone else who may be affected by the condition of the trees.
- 2.3 The approach aligns with National Tree Safety Group (NTSG) guidance, promoting reasonable and practicable tree risk management, rather than elimination of all risk.

3. Tree Survey Methodology

Survey Overview

- 3.1 The survey was undertaken using Visual Tree Assessment (VTA) methodology.
- 3.2 As a minimum, data recorded for each tree/group included species, estimated height and stem diameter, age class,

physiological and structural condition, observed defects, and management recommendations.

Visual Tree Assessment (VTA)

- 3.3 VTA is a widely accepted, non-invasive arboricultural assessment method, based on identifying visible indicators of structural weakness or dysfunction.
- 3.4 Trees were assessed based on visible indicators of their condition and safety. This included their structural integrity (such as branch unions, cavities, and deadwood), overall health and vitality, the presence of defects and how the tree has responded or adapted to them, and their relationship to nearby targets such as people, buildings, or infrastructure that could be affected if a failure were to occur.

Usage Zone-Based Risk Assessment

- 3.5 Tree risk has been assessed using a proportionate, usage-based framework, considering, Likelihood of failure, Likelihood of impact (based on site usage) & Consequence of failure
- 3.6 Areas within the site were categorised according to levels of use and target occupancy, adopting a proportionate zoning approach in line with National Tree Safety Group (2024) guidance:

Target occupancy (zoning) classifications	
High Usage	Areas with frequent target occupancy (regular presence of people, vehicles or structures within falling distance), e.g., public highways, main access routes, busy footpaths, entrances and parking areas.
Medium Usage	Areas with intermittent target occupancy (occasional presence within falling distance), e.g., secondary paths/routes, lightly used areas, and places with periodic access.
Low Usage	Areas with low target occupancy (rare or restricted presence within falling distance), e.g., site perimeters, fenced off/restricted areas, or locations with minimal use and limited potential targets.

- 3.7 Usage zones have been assigned based on site observations and professional judgement at the time of inspection, unless otherwise defined by the client.
- 3.8 This approach is consistent with NTSG guidance, ensuring that tree management remains reasonable, proportionate, and risk-based.

Survey Limitations

- Inspection was conducted from ground level only
- No climbing, aerial inspection, or below-ground investigation was undertaken

- No decay detection equipment was used unless specifically stated
- Some trees may have been subject to restricted access or visibility constraints

- 3.9 Where limitations existed, observations were made from the nearest safe and reasonable vantage point.

Decay Detection & Further Investigation

- 3.10 No specialist decay detection or invasive investigation was undertaken as part of this survey.
- 3.11 Such investigations are only recommended where visual indicators suggest potential internal defects that cannot be reasonably assessed through VTA alone.

4. Recommendations & Action Prioritisation

Summary of Works

ACTION PRIORITY	Immediate - Urgent	0
	High - Within 3 months	3
	Medium Within 6 months	4
	Low -Within 12 months	4
	Low - Within 2 years	0

4.1 Works are detailed within appendix 3 Work Recommendations.

Priority Classification

Priority	Timescale	Description
Immediate	Urgent	Where imminent failure is likely to occur
High	Within 3 months	Defects with potential to cause significant harm in high usage areas
Medium	Within 6 months	Moderate risk or management requirement
Low	Within 12 months	Routine maintenance and long-term management

Re-inspection recommendations

- 4.2 Given the nature and use of the site, it is recommended that trees are re-inspected on an annual basis (**September 2027**).
- 4.3 Inspections should also be carried out following significant weather events, such as storms or high winds.

General Recommendations

- All works to be undertaken in accordance with BS 3998:2010 – Tree Work Recommendations
- Works to be carried out by competent and appropriately qualified arborists

Ecology Considerations

- 4.4 Tree works should be scheduled outside the main bird nesting season (March–September) where practicable. Where works are required within this period a pre-commencement ecological check must be undertaken.

5. Legal & Statutory Considerations

5.1 Prior to undertaking any tree works, the client must confirm:

- Tree Preservation Order (TPO) status
- Conservation Area designation
- Forestry Commission felling licence requirements (where applicable)

5.2 Works to trees not owned by the client require landowner consent, except where common law rights apply.

6. Limitations, Validity & Risk Statement

6.1 This report represents a snapshot in time based on conditions observed during the inspection. All conclusions and recommendations are based on a ground-level Visual Tree Assessment (VTA) only, with no climbing inspection, invasive investigation, or specialist decay detection testing undertaken unless expressly stated.

6.2 It must be recognised that:

- Trees are living and dynamic organisms
- Structural condition may change without visible warning
- Internal decay, cavities, cracks, root defects and other hidden defects may be present and are not always detectable by a ground-level visual inspection, even where no external symptoms are evident
- Tree failure cannot be entirely predicted

6.3 Accordingly:

- No guarantee of safety is implied or given
- Risk can only be managed, not eliminated

6.4 This report is valid for a maximum period of 12 months from the date of inspection unless otherwise stated within reinspection recommendations.

7. Liability & Reliance

7.1 This report has been prepared for the sole and exclusive use of the Client and for the specific purpose instructed. It must not be relied upon by any other person and must not be reproduced, distributed, or disclosed (in whole or in part) to any third party without the Consultant's prior written consent. No third party shall acquire any rights under this report, and no duty of care is accepted or owed to any third party in connection with it.

7.2 Tree Assessments UK accepts no responsibility or liability to any third party who may obtain access to this report without the Consultant's written consent, nor for any use of the report outside the purpose for which it was prepared.

7.3 All recommendations represent professional opinion based on evidence available at the time of inspection.

7.4 Tree Assessments UK shall not be liable for:

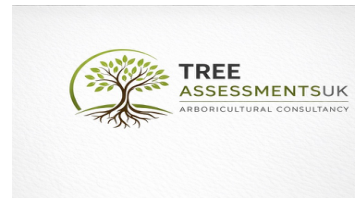
- Changes in tree condition following the survey
- Loss, damage, or injury arising after the date of inspection
- Failure of trees or parts of trees outside the scope of reasonable inspection

Appendix 1 – Tree Schedule



Tree Survey

Client: Common Ground Estates
Site: Hanover House, Kings Road, Reading



Ref.	Species	Measurements	Comments	Description	Target Zone	Recommendations	Work Priority
TG1	Mixed species (Mixed species)	Height (m): 3 Life Stage: Early Mature	A linear group of mixed species trees that include Elder, Cotoneaster, Hebe and other trees and shrubs. Some low branches over road access noted. Access to the group limited in places due to dense foliage.	Road, footpath, buildings	High	Crown lift/cut back branches over access to provide heights clearance for vehicles (up to 2.8m). Also prune to clear lighting and signage.	Timescale: 17-Sep-2027 (1 Year)
T2	Common ash (Fraxinus excelsior)	Height (m): 6 DBH (cm): 30 Life Stage: Semi Mature	Crown shape distorted due to group pressure. Canopy touching wall, minor deadwood. Old pruning wounds. Canopy clear over footpath.	Road, footpath, buildings	High	None	N/A
T3	Sycamore (Acer pseudoplatanus)	Height (m): 16 DBH (cm): 60 Life Stage: Mature	Multi stemmed at 1.5m above ground level. Ivy on main trunk and in scaffolds. Canopy overhanging rear properties. Previously pollarded - lapsed.	Road, Footpath, buildings.	High	None	N/A
T4	Cherry (Prunus sp. 'Cherry')	Height (m): 2.5 DBH (cm): 20 Life Stage: Semi Mature	Heavily reduced in the past, old pruning wounds, poor shape and form. Not Sustainable.	Wall, Road	High	Fell to ground level.	Timescale: 17-Mar-2027 (6 Months)
T5	Common ash (Fraxinus excelsior)	Height (m): 18 DBH (cm): 55 Life Stage: Early Mature	Located on embankment, growing as one with neighbouring tree. Large buttressing. Old occluded pruning wounds on main trunk. Old pruning wounds on main trunk and throughout crown. Previously pollarded. Minor deadwood in crown less than 25mm in Diameter.	Car park, building, footpath	High	Re-pollard crown back to or near to original pruning points. Winter works.	Timescale: 17-Dec-2026 (3 Months)
T6	Common ash (Fraxinus excelsior)	Height (m): 10 DBH (cm): 45 Life Stage: Early Mature	Located on embankment, growing as one with neighbouring tree. Large buttressing. Ivy on main trunk. Old pruning wounds on main trunk and throughout crown. Previously pollarded. Minor deadwood in crown less than 25mm in Diameter.	Car park, building, footpath	High	Re-pollard crown back to or near to original pruning points. Winter works.	Timescale: 17-Dec-2026 (3 Months)
T7	Silver birch (Betula pendula)	Height (m): 18 DBH (cm): 50 Life Stage: Early Mature	Tagged 0103 - Old pruning wounds on main trunk and in crown. Minor deadwood in crown less than 25mm in Diameter. Canopy growing close to and touching building.	Car park & building	High	Tip reduced lateral branches growing toward building by creating up to 2m clearance.	Timescale: 17-Mar-2027 (6 Months)
T8	Silver birch (Betula pendula)	Height (m): 18 DBH (cm): 45 Life Stage: Early Mature	Exposed roots. Minor deadwood in crown less than 25mm in Diameter.	Car park & building	High	None	N/A
T9	Silver birch (Betula pendula)	Height (m): 18 DBH (cm): 40 Life Stage: Early Mature	Exposed roots. Minor deadwood in crown less than 25mm in Diameter.	Car park & building	High	None	N/A
T10	Silver birch (Betula pendula)	Height (m): 17 DBH (cm): 50 Life Stage: Early Mature	Minor deadwood in crown less than 25mm in Diameter. Canopy growing close to building, less than 1m away.	Car park & building	High	Tip-reduced lateral branches growing toward building by creating up to 2m clearance.	Timescale: 17-Sep-2027 (1 Year)
T11	Silver birch (Betula pendula)	Height (m): 16 DBH (cm): 35 Life Stage: Semi Mature	Exposed roots. Old pruning wounds. Minor deadwood in crown less than 25mm in Diameter. Clear of buildings.	Building	High	None	N/A
T12	Silver birch (Betula pendula)	Height (m): 16 DBH (cm): 40 Life Stage: Early Mature	Exposed roots. Minor deadwood in crown less than 25mm in Diameter. Canopy growing close to building less than 1m away.	Car park, footpath & building	High	Tip reduced lateral branches growing toward building by creating up to 2m clearance.	Timescale: 17-Sep-2027 (1 Year)
T13	Silver birch (Betula pendula)	Height (m): 18 DBH (cm): 55 Life Stage: Mature	Main trunk leans but corrects (phototropic) Minor deadwood in crown less than 25mm in Diameter. Previous works undertaken in the past.	Car park, Road, Footpath & building	High	None	N/A
T14	Common beech (Fagus sylvatica)	Height (m): 19 DBH (cm): 56 Life Stage: Mature	Canopy becoming low over footpath c2.2m above ground level. Minor deadwood in crown less than 25mm in Diameter.	Car park, Road, Footpath & building	High	Crown lift over footpath to create up to 3m clearance.	Timescale: 17-Mar-2027 (6 Months)
T15	Apple (Malus sp.)	Height (m): 5 DBH (cm): 30 Life Stage: Early Mature	Suckers at base. Exposed roots with mower damage. Minor deadwood.	Footpath, Road. Building	High	None	N/A
T16	Common whitebeam (Sorbus aria)	Height (m): 8 DBH (cm): 33 Life Stage: Early Mature	Exposed roots with mower damage. Tight central leaders, not significant at this time. Minor deadwood.	Footpath, Road. Building	High	None	N/A
T17	Silver maple (Acer saccharinum)	Height (m): 8 DBH (cm): 35 Life Stage: Early Mature	Exposed roots with mower damage. Soil eroded around rooting area due to pedestrian movement. Mistletoe in the crown. Minor deadwood. Currently clear over footpath and street furniture.	Footpath, Road. Building	High	None	N/A
T18	Mulberry (Morus alba)	Height (m): 5 DBH (cm): 40 Life Stage: Mature	Third party tree. No access due to fencing. Storm damage, previously pollarded, so crown contained. Major Deadwood	Road access, footpath and building	High	Advise third party tree owner to access and inspect.	Timescale: 17-Dec-2026 (3 Months)
T19	Laburnum (Laburnum sp.)	Height (m): 3 DBH (cm): 20 Life Stage: Dead	Third party tree. Dead tree over carpark.	Carpark	High	Advise third party tree owner of dead dying tree over carpark. Removal advised.	Timescale: 17-Sep-2027 (1 Year)
T20	Common ash (Fraxinus excelsior)	Height (m): 3 DBH (cm): 9 Life Stage: Dead	Dead ash	Road, footpath, buildings	High	Fell to ground level.	Timescale: 17-Mar-2027 (6 Months)

Appendix 2 – Site Plan



Appendix 3 – Recommendations & Photos



Tree Survey Recommendations

Client: Common Ground Estates

Site: Hanover House, Kings Road, Reading

Timescale	
3 Months	3
6 Months	4
1 Year	4
Total	11



Ref.	Species	Measurements	Recommendation	Work Timescale	Photo
TG1	Mixed species (Mixed species)	Height (m): 3 Life Stage: Early Mature	Crown lift/cut back branches over access to provide heights clearance for vehicles (upto 2.8m). Also prune to clear lighting and signage.	17-Sep-2027 (1 Year)	
T4	Cherry (Prunus sp. 'Cherry')	Height (m): 2.5 DBH (cm): 20 Life Stage: Semi Mature	Fell to ground level.	17-Mar-2027 (6 Months)	
T5	Common ash (Fraxinus excelsior)	Height (m): 18 DBH (cm): 55 Life Stage: Early Mature	Re-pollard crown back to or near to original pruning points. Winter works.	17-Dec-2026 (3 Months)	
T6	Common ash (Fraxinus excelsior)	Height (m): 10 DBH (cm): 45 Life Stage: Early Mature	Re-pollard crown back to or near to original pruning points. Winter works.	17-Dec-2026 (3 Months)	
T7	Silver birch (Betula pendula)	Height (m): 18 DBH (cm): 50 Life Stage: Early Mature	Tip reduced lateral branches growing toward building by creating upto 2m clearance.	17-Mar-2027 (6 Months)	
T10	Silver birch (Betula pendula)	Height (m): 17 DBH (cm): 50 Life Stage: Early Mature	Tip-reduced lateral branches growing toward building by creating upto 2m clearance.	17-Sep-2027 (1 Year)	
T12	Silver birch (Betula pendula)	Height (m): 16 DBH (cm): 40 Life Stage: Early Mature	Tip reduced lateral branches growing toward building by creating upto 2m clearance.	17-Sep-2027 (1 Year)	
T14	Common beech (Fagus sylvatica)	Height (m): 19 DBH (cm): 56 Life Stage: Mature	Crown lift over footpath to create upto to 3m clearance.	17-Mar-2027 (6 Months)	
T18	Mulberry (Morus alba)	Height (m): 5 DBH (cm): 40 Life Stage: Mature	Advise third party tree owner to access and inspect.	17-Dec-2026 (3 Months)	
T19	Laburnum (Laburnum sp.)	Height (m): 3 DBH (cm): 20 Life Stage: Dead	Advise third party tree owner of dead dying tree over carpark. Removal advised.	17-Sep-2027 (1 Year)	
T20	Common ash (Fraxinus excelsior)	Height (m): 3 DBH (cm): 9 Life Stage: Dead	Fell to ground level.	17-Mar-2027 (6 Months)	