

Sir Frederick Messer Estate – CAVAT

Formation Design and Build Ltd

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Contents

Executive Summary	4
1. Introduction	5
1.1 Location	5
2. Tree Survey Methodology	6
2.1 Site Survey	6
3. References	7
Appendix 1: Tree Survey/CAVAT Schedule	8
Appendix 2: Site Photographs	15
Appendix 3: Tree Location Map	18

Executive Summary

On behalf of Formation Design and Build Ltd (the Client), Cura Terrae Land and Nature Limited (Cura Terrae – formerly Ecus Ltd) has carried out a CAVAT (Capital Asset Value for Amenity Trees) survey in October 2025, at Sir Frederick Messer Estate in South Tottenham, London N15.

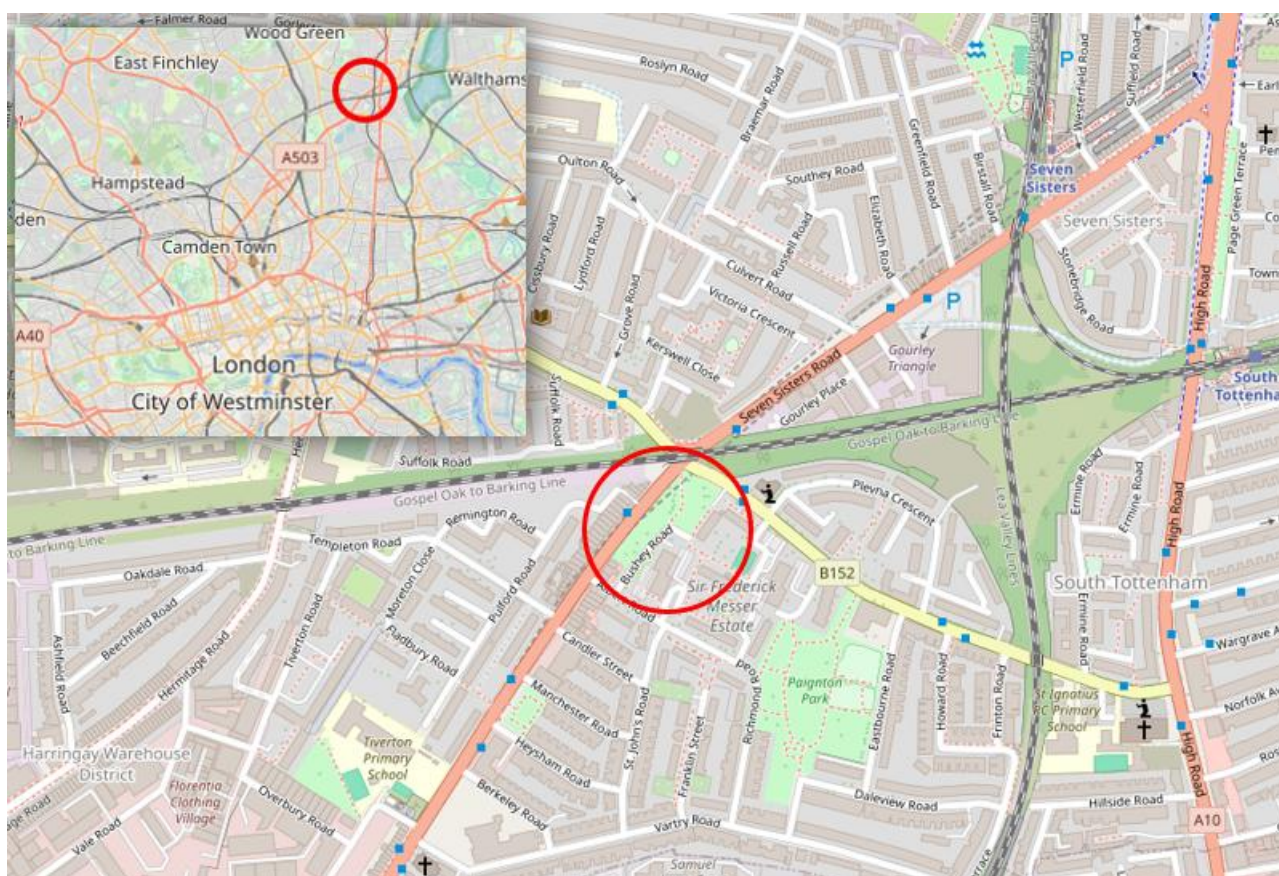
The CAVAT survey recorded 54 individual trees based upon the previously supplied report, *Sir Frederick Messer Estate, Haringey – BS 5837:2012 Arboricultural Report, Impact Assessment and Method Statement – Ecus Ltd part of Cura Terrae Ltd* (Ref: 23609 - May 2024). The subject trees were scattered between existing buildings, footpaths and recreational lawn areas and were primarily composed of native/naturalised species.

1. Introduction

1.1 Location

- 1.1.1 Cura Terrae Land and Nature Limited has been commissioned by the Client to undertake a tree CAVAT survey of the site at Sir Frederick Messer Estate in South Tottenham, London N15 - Ordnance Survey UK Grid Reference TQ 33086 88432 and prepare the findings in a report. The site's location is shown in Figure 1.

Figure 1: Location Map



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2. Tree Survey Methodology

2.1 Site Survey

- 2.1.1 The CAVAT survey was carried out on 14th October 2025 by Nicholas Arnold, when deciduous trees were predominantly in leaf, with some early leaf fall/colour change occurring.
- 2.1.2 The weather on the day of the survey was somewhat overcast with decent visibility.
- 2.1.3 The CAVAT scoring and data collection included within this report are adapted from the CAVAT workbook as built by Phillip Handley and Hannah Walker, based on an original by Alexandra Sleet. It reflects the most recent CAVAT methodology developed by the CAVAT Group.
- 2.1.4 The report applied a Unit Value Factor (UVF) and Community Tree Index (CTI) obtained from the London Tree Officers Association webpage, Capital Asset Value for Amenity Trees (CAVAT) – supporting documents (2025).
- 2.1.5 CAVAT is a depreciated replacement cost approach to tree valuation. A CAVAT valuation begins with a theoretical replacement cost of the subject tree, based on its stem cross-sectional area, and both appreciates and depreciates that value according to the amenity that the tree provides, taking into account location, attributes, functionality and life expectancy (Doick, K. J., Neilan, C. et al. 2018).

3. References

- Doick, K. J., Neilan, C., Jones, G., Allison, A., McDermott, I., Tipping, A., & Haw, R. (2018). CAVAT (Capital Asset Value for Amenity Trees): valuing amenity trees as public assets. *Arboricultural Journal*, 40(2), 67–91.
<https://doi.org/10.1080/03071375.2018.1454077>
- London Tree Officers Association (LTOA) – 2025. *Capital Asset Value for Amenity Trees (CAVAT) – Documents*. [Online] Available at: <https://www.ltoa.org.uk/documents-1/capital-asset-value-for-amenity-trees-cavat>

Appendix 1: Tree Survey/CAVAT Schedule

Table 1: Tree Survey CAVAT Schedule

These summary results are adapted from scores obtained via the CAVAT workbook as built by Phillip Handley and Hannah Walker, based on an original by Alexandra Sleet. It reflects the most recent CAVAT methodology developed by the CAVAT Group. CAVAT is a depreciated replacement cost approach to tree valuation. A CAVAT valuation begins with a theoretical replacement cost of the subject tree, based on its stem cross-sectional area, and both appreciates and depreciates that value according to the amenity that the tree provides, taking into account location, attributes, functionality and life expectancy. For more information please see Doick, K. J., Neilan, C. et al. (2018). CAVAT (Capital Asset Value for Amenity Trees): valuing amenity trees as public assets. Arboricultural Journal, 40 (2), 67-91. Available at: <https://www.tandfonline.com/doi/full/10.1080/03071375.2018.1454077>.

Cumulative Total											£	1,629,850.23
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Tree No.	Species	Effective Stem Diameter (cm)	Step 2: CTI %	Step 3: Visibility %	Step 4: Attributes %	Step 5: Primary structure comp.	Step 6: Primary structure quality	Step 7: Crown comp. %	Step 8: Canopy comp.	Step 9: Crown quality	Step 10: Life expectancy	CAVAT Value (£ UK)
T001	Sycamore (<i>Acer pseudoplatanus</i>)	47	200%	100%	0%	>75%	Good	80%	81-100%	Good	20 - <40 years	£ 45,472.76
T002	Sycamore (<i>Acer pseudoplatanus</i>)	32	200%	100%	0%	>75%	Good	50%	81-100%	Good	20 - <40 years	£ 16,767.60
T003	Sycamore (<i>Acer pseudoplatanus</i>)	43	200%	100%	0%	>75%	Good	80%	81-100%	Good	20 - <40 years	£ 38,062.08
T004	Sycamore (<i>Acer pseudoplatanus</i>)	34	200%	100%	0%	>75%	Good	70%	81-100%	Good	20 - <40 years	£ 22,174.00
T005	Sycamore (<i>Acer pseudoplatanus</i>)	44	200%	100%	0%	>75%	Good	80%	81-100%	Good	20 - <40 years	£ 39,853.00

Tree No.	Species	Effective Stem Diameter (cm)	Step 2: CTI %	Step 3: Visibility %	Step 4: Attributes %	Step 5: Primary structure comp.	Step 6: Primary structure quality	Step 7: Crown comp. %	Step 8: Canopy comp.	Step 9: Crown quality	Step 10: Life expectancy	CAVAT Value (£ UK)
T006	Sycamore (<i>Acer pseudoplatanus</i>)	46	200%	100%	-10%	>75%	Good	70%	81-100%	Good	20 - <40 years	£ 36,529.60
T007	Sycamore (<i>Acer pseudoplatanus</i>)	17	200%	100%	0%	51-75%	Good	50%	81-100%	Fair	10 - <20 years	£ 2,323.88
T008	Sycamore (<i>Acer pseudoplatanus</i>)	47	200%	100%	-10%	>75%	Fair	70%	81-100%	Fair	20 - <40 years	£ 25,423.41
T009	Sycamore (<i>Acer pseudoplatanus</i>)	33	200%	100%	0%	>75%	Good	60%	81-100%	Good	20 - <40 years	£ 19,360.40
T010	Sycamore (<i>Acer pseudoplatanus</i>)	32	200%	100%	0%	>75%	Good	80%	81-100%	Good	20 - <40 years	£ 21,079.27
T011	Sycamore (<i>Acer pseudoplatanus</i>)	41	200%	100%	0%	>75%	Good	80%	81-100%	Good	20 - <40 years	£ 34,603.76

Tree No.	Species	Effective Stem Diameter (cm)	Step 2: CTI %	Step 3: Visibility %	Step 4: Attributes %	Step 5: Primary structure comp.	Step 6: Primary structure quality	Step 7: Crown comp. %	Step 8: Canopy comp.	Step 9: Crown quality	Step 10: Life expectancy	CAVAT Value (£ UK)
T012	Norway maple (<i>Acer platanoides</i>)	43	200%	100%	0%	>75%	Good	80%	81-100%	Good	40 - <80 years	£ 45,198.72
T013	Norway maple (<i>Acer platanoides</i>)	47	200%	100%	0%	>75%	Fair	70%	81-100%	Fair	10 - <20 years	£ 19,420.66
T014	Norway maple (<i>Acer platanoides</i>)	51	200%	100%	0%	>75%	Good	90%	81-100%	Good	40 - <80 years	£ 67,916.41
T015	Sycamore (<i>Acer pseudoplatanus</i>)	37	200%	100%	-10%	>75%	Good	80%	81-100%	Good	10 - <20 years	£ 17,437.10
T016	Sycamore (<i>Acer pseudoplatanus</i>)	52	200%	100%	0%	>75%	Fair	80%	81-100%	Good	10 - <20 years	£ 32,469.76
T017	Sycamore (<i>Acer pseudoplatanus</i>)	30	200%	100%	-10%	>75%	Good	70%	81-100%	Good	10 - <20 years	£ 10,681.80
T018	Sycamore (<i>Acer pseudoplatanus</i>)	44	200%	100%	0%	>75%	Good	60%	81-100%	Good	20 - <40 years	£ 34,418.49
T019	Sycamore (<i>Acer pseudoplatanus</i>)	41	200%	100%	0%	>75%	Good	70%	81-100%	Good	20 - <40 years	£ 32,244.41
T020	Sycamore (<i>Acer pseudoplatanus</i>)	36	200%	100%	-10%	>75%	Good	70%	81-100%	Good	20 - <40 years	£ 22,373.52
T021	Sycamore (<i>Acer pseudoplatanus</i>)	41	200%	100%	-10%	>75%	Good	80%	81-100%	Good	20 - <40 years	£ 31,143.38

Tree No.	Species	Effective Stem Diameter (cm)	Step 2: CTI %	Step 3: Visibility %	Step 4: Attributes %	Step 5: Primary structure comp.	Step 6: Primary structure quality	Step 7: Crown comp. %	Step 8: Canopy comp.	Step 9: Crown quality	Step 10: Life expectancy	CAVAT Value (£ UK)
T022	Sycamore (<i>Acer pseudoplatanus</i>)	58	200%	100%	0%	>75%	Good	80%	81-100%	Good	40 - <80 years	£ 82,232.82
T023	Sycamore (<i>Acer pseudoplatanus</i>)	51	200%	100%	-10%	>75%	Good	70%	81-100%	Good	20 - <40 years	£ 44,902.41
T024	Sycamore (<i>Acer pseudoplatanus</i>)	68	200%	100%	0%	>75%	Good	70%	81-100%	Good	20 - <40 years	£ 88,696.11
T025	Sycamore (<i>Acer pseudoplatanus</i>)	52	200%	100%	0%	>75%	Good	70%	81-100%	Good	40 - <80 years	£ 61,592.39
T026	Norway maple (<i>Acer platanoides</i>)	48	200%	100%	0%	>75%	Good	80%	81-100%	Good	20 - <40 years	£ 47,428.35
T027	Sycamore (<i>Acer pseudoplatanus</i>)	40	200%	100%	0%	>75%	Good	70%	81-100%	Good	20 - <40 years	£ 30,690.70
T028	Sycamore (<i>Acer pseudoplatanus</i>)	50	200%	100%	0%	>75%	Good	70%	81-100%	Good	20 - <40 years	£ 47,954.21
T029	Common ash (<i>Fraxinus excelsior</i>)	47	200%	100%	-10%	>75%	Good	70%	81-100%	Good	10 - <20 years	£ 26,217.89
T030	Common ash (<i>Fraxinus excelsior</i>)	40	200%	100%	-20%	>75%	Good	80%	81-100%	Good	5 - <10 years	£ 9,880.91
T031	Common ash (<i>Fraxinus excelsior</i>)	17	200%	100%	-10%	>75%	Excellent	90%	81-100%	Excellent	10 - <20 years	£ 5,242.67
T032	Raywood ash (<i>Fraxinus angustifolia oxycarpa</i>)	21	200%	100%	-10%	51-75%	Good	80%	81-100%	Fair	10 - <20 years	£ 3,957.48

Tree No.	Species	Effective Stem Diameter (cm)	Step 2: CTI %	Step 3: Visibility %	Step 4: Attributes %	Step 5: Primary structure comp.	Step 6: Primary structure quality	Step 7: Crown comp. %	Step 8: Canopy comp.	Step 9: Crown quality	Step 10: Life expectancy	CAVAT Value (£ UK)
T033	Common ash (<i>Fraxinus excelsior</i>)	18	200%	100%	-10%	>75%	Good	90%	81-100%	Good	10 - <20 years	£ 4,408.20
T034	Common ash (<i>Fraxinus excelsior</i>)	15	200%	100%	-10%	>75%	Excellent	100%	81-100%	Excellent	10 - <20 years	£ 4,342.20
T035	Common ash (<i>Fraxinus excelsior</i>)	14	200%	100%	-10%	>75%	Good	80%	81-100%	Good	10 - <20 years	£ 2,496.47
T036	Norway maple (<i>Acer platanoides</i>)	44	200%	100%	0%	>75%	Good	70%	81-100%	Good	20 - <40 years	£ 37,135.74
T037	Norway maple (<i>Acer platanoides</i>)	47	200%	100%	0%	>75%	Good	70%	81-100%	Good	20 - <40 years	£ 42,372.34
T038	Norway maple (<i>Acer platanoides</i>)	45	200%	100%	0%	>75%	Fair	70%	81-100%	Good	20 - <40 years	£ 32,526.99
T039	Norway maple (<i>Acer platanoides</i>)	51	200%	100%	0%	>75%	Good	80%	81-100%	Good	20 - <40 years	£ 53,542.17
T040	Norway maple (<i>Acer platanoides</i>)	42	200%	100%	0%	>75%	Good	70%	81-100%	Good	10 - <20 years	£ 23,262.59
T041	Norway maple (<i>Acer platanoides</i>)	38	200%	100%	0%	>75%	Good	80%	81-100%	Good	20 - <40 years	£ 29,725.06
T042	Sycamore (<i>Acer pseudoplatanus</i>)	47	200%	100%	0%	>75%	Good	80%	81-100%	Good	40 - <80 years	£ 53,998.90
T043	Sycamore (<i>Acer pseudoplatanus</i>)	39	200%	100%	-10%	>75%	Good	80%	81-100%	Good	40 - <80 years	£ 33,463.00

Tree No.	Species	Effective Stem Diameter (cm)	Step 2: CTI %	Step 3: Visibility %	Step 4: Attributes %	Step 5: Primary structure comp.	Step 6: Primary structure quality	Step 7: Crown comp. %	Step 8: Canopy comp.	Step 9: Crown quality	Step 10: Life expectancy	CAVAT Value (£ UK)
T044	Sycamore (<i>Acer pseudoplatanus</i>)	42	200%	100%	0%	>75%	Fair	70%	81-100%	Good	10 - <20 years	£ 19,480.05
T045	Sycamore (<i>Acer pseudoplatanus</i>)	47	200%	100%	0%	>75%	Good	80%	81-100%	Good	20 - <40 years	£ 45,472.76
T046	Sycamore (<i>Acer pseudoplatanus</i>)	40	200%	100%	0%	>75%	Good	80%	81-100%	Good	10 - <20 years	£ 22,643.75
T047	Norway maple (<i>Acer platanoides</i>)	35	200%	100%	-10%	>75%	Good	70%	81-100%	Good	20 - <40 years	£ 21,148.00
T048	Norway maple (<i>Acer platanoides</i>)	43	200%	100%	-10%	>75%	Good	70%	81-100%	Good	20 - <40 years	£ 31,920.24
T049	Norway maple (<i>Acer platanoides</i>)	44	200%	100%	0%	>75%	Good	70%	81-100%	Good	20 - <40 years	£ 37,135.74
T050	Sycamore (<i>Acer pseudoplatanus</i>)	38	200%	100%	0%	>75%	Good	70%	81-100%	Good	10 - <20 years	£ 19,042.62
T051	Norway maple (<i>Acer platanoides</i>)	36	200%	100%	0%	>75%	Good	80%	81-100%	Good	10 - <20 years	£ 18,341.43
T052	Sycamore (<i>Acer pseudoplatanus</i>)	47	200%	100%	0%	>75%	Good	70%	81-100%	Good	10 - <20 years	£ 29,130.99
T053	Amelanchier (<i>Amelanchier sp.</i>)	15	200%	100%	0%	>75%	Fair	90%	81-100%	Good	10 - <20 years	£ 2,918.92
T054	Amelanchier (<i>Amelanchier sp.</i>)	15	200%	100%	0%	>75%	Fair	90%	81-100%	Good	5 - <10 years	£ 1,592.14

Appendix 2: Site Photographs



Plate 1: T001 - Oct. 2025 (Author).



Plate 2: T006 - Oct. 2025 (Author).



Plate 3: T012 - Oct. 2025 (Author).



Plate 4: T017 - Oct. 2025 (Author).



Plate 5: T022 - Oct. 2025 (Author).



Plate 6: T027 - Oct. 2025 (Author).



Plate 7: T029 - Oct. 2025 (Author).



Plate 8: T034 - Oct. 2025 (Author).



Plate 9: T039 - Oct. 2025 (Author).



Plate 10: T043 - Oct. 2025 (Author).



Plate 11: T047-T049 (R to L) - Oct. 2025 (Author).



Plate 12: T054 - Oct. 2025 (Author).

Appendix 3: Tree Location Map



