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Validator | Tree Risk-Benefit Management Strategy

v3.0



Tree Risk-Benefit Management Strategy

Channing School

**The Bank
Highgate Hill
London
N6 5HF**

**02 February 2026
Chris Poplett DipArbL4
MArborA**

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Risk Objectives & Risk Rating

The purpose of this report is to provide an overview of the current state of the playing field and to identify any potential risks to the health and safety of the public. The report is based on a visual inspection of the field and surrounding area, and is intended to provide a general overview of the field's condition. It is not intended to provide a detailed assessment of the field's condition, and should not be used as a basis for any decision-making.

Assessment Method

The assessment was carried out on 10th January 2025, at 10:00 AM. The assessment was carried out by a qualified person, and the results are as follows:

Assessment Results

The assessment identified several potential risks to the health and safety of the public, including:

- The presence of a large, open, grassy area, which may be a potential risk to the health and safety of the public.
- The presence of a large, open, grassy area, which may be a potential risk to the health and safety of the public.

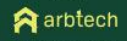
Recommendations

The following recommendations are made to reduce the potential risks to the health and safety of the public:

- The playing field should be maintained in a safe and sound condition.
- The playing field should be kept free of any potential hazards.

Conclusion

The assessment identified several potential risks to the health and safety of the public, and the following recommendations are made to reduce these risks. The playing field should be maintained in a safe and sound condition, and kept free of any potential hazards.


arbtch
Local & National Planning, Consulting, 0203 025 025
Planning Services Ltd, 0203 025 025

The School Playing Field
Sharncliffe, London
NO ONE

Client: Channing School

Project: Tree Location Plan

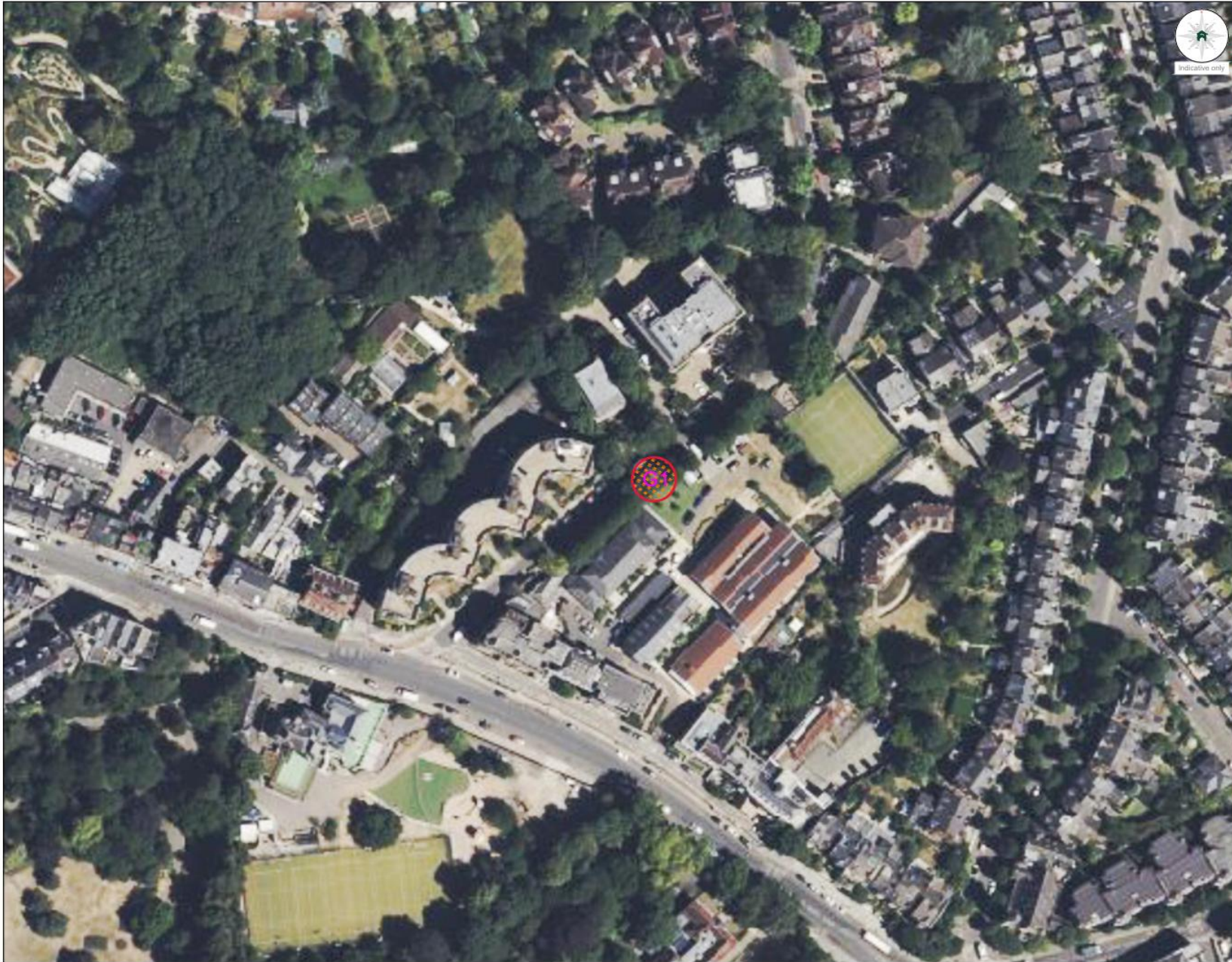
Scale: Aerial Image

Drawing: Arbtch TLP 01

Date: Jan 2025

Scale: Natio Scale

GP



Risk Objectives & Risk Ratings

Risk Objectives

The risk objectives are defined as the minimum level of risk that must be achieved in order to ensure the safety of the public and the environment. The risk objectives are defined as follows:

- Low Risk:** The risk is considered low if the probability of occurrence is low and the consequences are minor.
- Medium Risk:** The risk is considered medium if the probability of occurrence is medium and the consequences are moderate.
- High Risk:** The risk is considered high if the probability of occurrence is high and the consequences are severe.

Risk Ratings

The risk ratings are defined as the level of risk that is acceptable for the project. The risk ratings are defined as follows:

- Low Risk:** The risk is considered low if the probability of occurrence is low and the consequences are minor.
- Medium Risk:** The risk is considered medium if the probability of occurrence is medium and the consequences are moderate.
- High Risk:** The risk is considered high if the probability of occurrence is high and the consequences are severe.

Assessment Method

The assessment method is defined as the process of identifying, analyzing, and evaluating the risks associated with the project. The assessment method is defined as follows:

- Identify Risks:** The first step in the assessment process is to identify the risks associated with the project.
- Analyze Risks:** The second step in the assessment process is to analyze the risks associated with the project.
- Evaluate Risks:** The third step in the assessment process is to evaluate the risks associated with the project.

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Project:	Channing Senior School Chalmers Park London N15 5HF
Client:	Channing School
Document:	Tree Location Plan
Image:	Aerial image
Version:	1.0
Date:	Jan 2025
Scale:	Not to Scale
Author:	TJ
Reviewer:	
Approved:	

Summary

Risk

Lombardy Poplar (T1)



Highest Risk	Not Tolerable
Risk reduction	Tree removal
Tree Management	None
Review Year	
Date Assessed	2026-02-02 11:36 am
Assessed By	Chris Poplett
Phone Number	07706350348
Email	Chrispoplett@arbtech.co.uk



Tree Details and Location



Species	Height (m)	Stem Ø (cm)	Crown Ø (m)
Lombardy Poplar Populus nigra 'Italica'	7	29	2
Stanhope Road London N65NE			

Risk Inputs

Likelihood of Occupation



People



Weather Affected



Walking



Consequences



Tree



Stem



Branch



Deadwood



Likelihood of Failure

VITALITY	V	crown density woundwood response growth	R
ANATOMY	A	wood properties architecture R/D ratio	3
LOAD	L	exposure changes to the tree changes around tree	3
IDENTITY	I	species profile age of wounds CODIT	3
DEFECT	D	woundwood decay - extend feature or fault	R

No foliage

No exposure changes

Dead tree



Notes

Dead monolith

English Holly (T2)



Tree Details and Location



Highest Risk	Not Tolerable
Risk reduction	Removal of dead stem
Tree Management	
Review Year	
Date Assessed	2026-02-02 12:05 pm
Assessed By	Chris Poplett
Phone Number	07706350348
Email	Chrispoplett@arbtech.co.uk

Species	Height (m)	Stem Ø (cm)	Crown Ø (m)
English Holly Ilex aquifolium	6	24	4
The Bank Highgate Hill N65HF			

Summary

Risk



Likelihood of Occupation



Consequences



Likelihood of Failure

VITALITY	V	crown density woundwood response growth	R
ANATOMY	A	wood properties architecture H/D ratio	G
LOAD	L	exposure changes to the tree changes around tree	G
IDENTITY	I	species profile age of wounds CODIFY	G
DEFECT	D	woundwood decay - extend feature or fault	R

Risk Inputs



People



Not Weather
Affected



Walking



Tree



Stem



Branch



Deadwood



No foliage

No exposure changes

Dead stem



Notes

Dead stem lean biased over car park

Summary

Risk

English Elm (G1)



Highest Risk	Not Tolerable
Risk reduction	Tree removal
Tree Management	
Review Year	
Date Assessed	2026-02-02 12:51 pm
Assessed By	Chris Poplett
Phone Number	07706350348
Email	Chrispoplett@arbtech.co.uk



Tree Details and Location



Species	Height (m)	Stem Ø (cm)	Crown Ø (m)
English Elm Ulmus procera	9	15	4
Cholmeley Park London N65HF			

Risk Inputs

Likelihood of Occupation



Traffic



Speed Limit



Consequences



Tree



Stem



Branch



Deadwood



Likelihood of Failure

VITALITY	V	crown density woundwood response growth	R
ANATOMY	A	wood properties architecture H/D ratio	G
LOAD	L	exposure changes to the tree changes around tree	G
IDENTITY	I	species profile age of wounds CODIT	G
DEFECT	D	woundwood decay - extend feature or fault	R

Low foliage density

No exposure changes

Dead individuals and decline to the group



Notes

Risk of collapse onto the road

Executive Summary

What you need to know

Our tree risk assessments are supported by the **VALID** Tree Risk-Benefit Management Strategy. The Strategy demonstrates how we have conducted our assessment and your duty of care to be reasonable, proportionate, and reasonably practicable about managing the risk to an Acceptable or Tolerable level.

We present four easy-to-understand traffic light-coloured risk ratings.

- Red** **Not Acceptable** risks will be reduced to an **Acceptable** level
- Amber** **Not Tolerable** risks will be reduced to an **Acceptable** level, but with a lower priority than red **Not Acceptable** risks
- Amber** **Tolerable** risks will not be reduced but may require an increased frequency of assessment than green **Acceptable** risks
- Green** **Acceptable** risks will not be reduced

The **Tree Location Plan** and **Detailed Assessments** above should contain all the information you need to locate specific trees and the work required to reduce the risk to an **Acceptable** level. The Detailed Assessments also demonstrate how we assessed the risk.

We may also recommend that certain trees be re-inspected within a certain timeframe to monitor their health and/or structural condition.

Where required, we will advise which trees need non-risk management work (e.g. crown lifting).

We'll let you know if there are any trees we need to examine closer but can't because of climbing plants, undergrowth, hedgerows, boundaries, or basal growth or because the ground is too difficult.

Unless a tree has a feature to trigger carrying out a Detailed Assessment, the risk is **Acceptable** at this Basic level of assessment. It will not be recorded within this report.

Your risk assessment was undertaken by Chris Poplett

Chris Poplett has accumulated experience within the arboricultural industry since 1996. Qualified to Level 4 Diploma and has Lantra professional tree inspector certification. Chris Poplett has been awarded professional membership of the Arboricultural association and is a certified soil food web laboratory technician.

If you need clarification about the assessment or the strategy, contact me at chrispoplett@arbtech.co.uk.

The overall risk to us from trees and branches falling is extremely low

We can't be an insurer of nature or eliminate the risk from trees

Reasonable Proportionate Reasonably practicable

We all have a responsibility to make reasonable decisions

What's an Acceptable or Tolerable level of risk from our trees?

Risk ratings are as easy to understand as traffic lights



1

Establishing the context

- 1 Compared to other everyday risks we readily accept, the overall risk to us from branches or trees falling is extremely low. Our annual risk of being killed or seriously injured is less than one in a million. That's so low, we're at greater risk driving on about a 400km/250mi round trip to visit friends for a weekend than from branches or trees falling over an entire year. Given the number of trees we live with, and how many millions of us pass them daily, being killed or injured by a tree is a rare event. A rare event that usually happens during severe weather.
- 2 Of course, we can't be an insurer of nature. Trees are living structures that sometimes shed branches or fall during severe weather. Since we need the many benefits from trees, we must accept we can't remove all of the risk. Leaves, bark, cones, nuts, fruits, and small diameter deadwood regularly fall from trees. This natural debris is an Acceptable or Tolerable risk.

1.1 Duty of care

- 3 We have a duty of care to manage the risk from our trees. The duty also says we should be reasonable, proportionate, and reasonably practicable when managing the risk. That means there's a balance we need to strike between the many benefits trees provide, the risk, and the costs of managing the risk. By taking a balanced approach, we don't waste resources by reducing risk - and losing benefits - when the risk is already Acceptable or Tolerable.
- 4 We're all expected to act reasonably and responsibly. We can manage our exposure to the higher risk from tree failure that happens during severe weather by not going outside. If we go out during severe weather, we're choosing to accept some of the risk.

1.2 Risk tolerance

- 5 The Tolerability of Risk Framework (ToR) is an internationally recognised approach to making risk management decisions. It's used by duty holders where they manage a risk that's imposed on the public. ToR defines Broadly Acceptable and Unacceptable levels of risk. Between these levels is a region where the risk is Tolerable if it's 'as low as reasonably practicable' (ALARP). Put simply, ALARP means the risk is Tolerable if the costs of the risk reduction are much greater than the value of the risk reduction.

1.3 Risk ratings

- 6 Our risk assessment and strategy has been produced by VALID. VALID has applied 'ISO 31000 - Risk Management' and the 'Tolerability of Risk Framework' (ToR) to tree risk-benefit management and assessment, which we've adopted. In ISO risk terms, our 'objectives' are to grow, maintain, and conserve trees because of the many benefits they give us we need. And, to manage the risk from tree failure to an Acceptable or Tolerable level. We're going to manage the risk from our trees with **Passive Assessment** in all zones of use. And **Active Assessment** in zones of high confluence (high use + large trees). We have four easy to understand traffic light coloured risk ratings to show how we'll manage the risk.

- Red** **Not Acceptable** risks will be reduced to an Acceptable level
- Amber** **Not Tolerable** risks will be reduced to an Acceptable level, but with a lower priority than red Not Acceptable risks
- Amber** **Tolerable** risks will not be reduced, but may require an increased frequency of assessment than green Acceptable risks
- Green** **Acceptable** risks will not be reduced

2

When might a tree be dangerous?

Trees with the highest risk are the easiest to spot

Be watchful after storms

7 When a tree has a risk that might not be Acceptable or Tolerable, it'll usually have an obvious tree risk feature you can't help but notice. Passive Assessment is simply picking up on these features as you go about your day-to-day routine. If you see anything like these features, [click here to get in touch with us](#) or contact me at chrispoplett@arbtech.co.uk.

2.1 Root failure

8 **Storms can break tree roots without blowing them over**

Signs to look out for are

Change in angle of the trunk
 Large cracks in the soil
 Hump in the ground on one side

**2.2 Hanging branches**

9 **Don't forget to look up**

Branches can break during storms and still hang on

Sometimes they can get stuck up there for quite a while

**2.3 A crack or split into the wood, beyond the bark**

10 **When trees bend and twist in storms the wood can split and crack**

Vertical cracks in the bark are just the tree growing well there's no need to worry

**2.4 Decline & death**

11 **To stay healthy and strong trees need 'solar panel' leaves to make food**

When trees suffer they often have much less leaf cover and many dead branches

Standing dead trees have great habitat benefits but need checking

**2.5 Decay fungi fruiting bodies**

12 **To decay fungi these 'fruits' are like apples to an apple tree**

Decay fungi and trees mostly live happily together creating essential habitat for wildlife

Fungi can sometimes 'eat' too much wood and weaken the tree



Photographs: Jake Miesbauer, Michael Richardson, Roy Finch, Mark Hartley, Rick Wilson, Andrew Benson, David Abrahams, Felicity Cloake & Wilf, David Humphries, Jack Prynne, Moreton Arboretum, Josh Behounek, Jan Allen

Arbtech Consulting Limited
Arboriculture | Ecology | Topographic

3

What is Active Assessment?

Trained assessors (Validators) looking for risks that are not Acceptable or Tolerable

13 Active Assessment is when we're looking for risks that might not be Acceptable or Tolerable. It's also triggered when Passive Assessment has picked up a tree that needs a closer look. Active Assessment has three levels to it that increase in depth of evaluation. The 3 levels are Basic > Detailed > Advanced.

Risk ratings are limited by the level of assessment

14 Risk ratings have limitations that depend on the level of assessment at which they're made. For instance, when we carry out Active Assessment at a Basic level. If there are no Obvious Tree Risk Features, the risk is Acceptable at that level of assessment. A Detailed or Advanced Assessment is a more thorough evaluation than a Basic Assessment. They might find features that weren't apparent at a Basic level, and the risk could be higher. However, carrying out a higher level of assessment, with the additional costs, when there's no obvious feature to trigger it isn't reasonable, proportionate, or reasonably practicable.

3.1 Basic Assessment

Finding the few trees where the risk might not be Acceptable or Tolerable

15 At a Basic level of assessment, we're looking for trees with obvious features where the risk might not be Acceptable or Tolerable. We're also keeping an eye out for features that might increase the likelihood of failure. We can evaluate the significance of these features with VALID's Tree Risk App and will carry out a Detailed Assessment when it's necessary. Rarely, we may come across emergency work, and we'll let you know about this as soon as we can.

Tree alerts you raise from Passive Assessment

16 Following our survey, if you raise an alert from Passive Assessment, we'll decide whether the tree needs a closer look at this Basic level of assessment. **Click here to get in touch with us** or contact me at chrispoplett@arbtech.co.uk.

We'll assess the trees from easily accessible ground

17 We'll assess trees from easily accessible ground.

If we can't get a close enough look at a tree that we need to we'll let you know

18 If there are any trees we need to examine closer but can't because of climbing plants, undergrowth, hedgerows, boundaries, or basal growth, or because the ground is too difficult, we'll let you know.

The trees or what they could fall on and the type of assessment will be recorded

19 We'll record trees or what they could fall on. We'll record that we've assessed individual or groups of trees.

No Obvious Tree Risk Features
The risk is Acceptable

20 Unless a tree has a feature to trigger carrying out a Detailed Assessment, the risk is Acceptable at this Basic level of assessment.

3.2 Detailed Assessment

We do a Detailed Assessment when a tree needs a closer look

21 We'll carry out a Detailed Assessment out on trees that we've picked up during a Basic Assessment as needing a closer look. Or where we've been asked to carry out a Detailed Assessment on a tree.

22 The assessment is carried out from ground level with VALID's Tree Risk App.

You'll get an easy to understand one side PDF report

23 The App prints an easy to understand one side PDF report. The report includes the risk rating, risk review year, risk reduction work (if necessary), and any general management advice that will help you.

3.3 Advanced Assessment

Large and important trees might be worthy of more effort and cost

24 If we need more information about the likelihood of failure, we can carry out an Advanced Assessment. Often, we'll want to do this because you have a valuable tree which has extensive decay. The tree may have significant strength loss, and we want to find out whether the tree is strong enough. Or an aerial inspection is necessary to look at the upper stem and branches. When a tree needs an Advanced Assessment, we'll let you know and go through the options with you.

25 If the costs are substantial, we can help you decide whether the tree has enough value and future benefits to justify the investment. We'll produce a report that'll include the risk rating, risk review year, any risk reduction work options, and management advice.

4

Simpler • Clearer • Smarter

The Strategy at a glance



VALID has been stress-tested to breaking point



Risk ratings are as easy to understand as traffic lights



Visit our website to get in touch for help

26 Whether you manage or assess tree risk, we're here to help make your life less complicated and more effective.

27 With the strategy and regular assessments, we've got all your bases covered with the first complete tree risk-benefit management system.

4.1 Tree risk-benefit management

28 Whether you're a Government Agency, Landowner, or Homeowner you have a duty of care to manage the risk from your trees falling or dropping branches. To fulfil your duty, you should be reasonable, proportionate, and reasonably practicable about managing the risk to an Acceptable or Tolerable level.

4.2 Tree risk-benefit assessment

29 Risk-benefit assessments are carried out under the protective umbrella of our Tree Risk-Benefit Management Strategy. The Strategy does more than 95% of your assessments for you.

30 VALID has built the engine of the App with a Professor of Natural Hazards & Risk Science. The Professor's an internationally distinguished expert in this field. He's test-driven the model to breaking point:

"We have stress-tested VALID and didn't find any gross, critical sensitivities. In short, the mathematical basis of your approach is sufficiently robust and dependable for any practical purpose."

Willy Aspinall
 Cabot Professor in Natural Hazards & Risk Science
 University of Bristol

4.3 Tree risk ratings

31 We have four easy-to-understand traffic light coloured risk ratings.

Red **Not Acceptable** risks will be reduced to an Acceptable level

Amber **Not Tolerable** risks will be reduced to an Acceptable level, but with a lower priority than red Not Acceptable risks

Amber **Tolerable** risks will not be reduced but may require an increased frequency of assessment than green Acceptable risks

Green **Acceptable** risks will not be reduced

4.4 Tree risk-benefit management advice & training

32 We can train you to undertake passive assessment yourselves. Passive Assessment is simply picking up obvious tree risk features as you go about your day-to-day routine. If you see something you're unsure on all you need to do is get in touch with us and we'll advise from there.

If you would like training, contact us through our [website](#).