



Property Risk Inspection
LIMITED

PRELIMINARY ARBORICULTURAL REPORT



Risk Address:

19 Wellfield Avenue, London N10 2EA

For:

Client: Sedgwick International UK
Insurer: NatWest Insurance

Client Ref: 11018623
Insurer Ref: 500528419



Council Name: Haringey



PRI Ref: 347875



Arborist: Hayden Coplestone



Survey Date: 27-01-2026



Statutory Controls: Yes



Case pathway: B1/C1



QC: Henry Collings



QC Date: 29-01-2026



CONTENTS

1.0	INTRODUCTION AND BRIEF	3
2.0	LIMITATIONS	3
3.0	DISCUSSION AND ANALYSIS	4
4.0	CONCLUSIONS AND RECOMMENDATIONS	5
5.0	STATUTORY CONTROLS	6
6.0	APPENDIX 1: TREE TABLES	7
7.0	APPENDIX 2: SITE PLAN	10
8.0	APPENDIX 3: SITE PHOTOGRAPHS	12
9.0	APPENDIX 4: ENVIRONMENTAL STATEMENT & CO2e POLICY	13





1.0 INTRODUCTION AND BRIEF

- 1.1** Property Risk Inspection has been instructed on behalf of the building insurers of the insured property. We have been advised that the insured property has suffered differential movement and damage that is considered to have been caused by trees growing adjacent to the property influencing soils beneath its foundations.
- 1.2** We have been instructed to undertake a survey of the vegetation growing adjacent to the insured property in order to provide our opinion as to whether, based on the available information, any of this vegetation is likely to be influencing soil moisture levels beneath the foundations of the property, and if so, to provide recommendations as to what tree management could be implemented to effectively prevent damage continuing.
- 1.3** The vegetation growing adjacent to the risk address has been surveyed from the ground. All distances are measured to the nearest point of the risk address unless otherwise stated.

2.0 LIMITATIONS

- 2.1** Recommendations with respect to tree management are associated with the risk address as stated on the front cover of this report and following consultation with investigating engineers. The survey of trees and any other vegetation is associated with impacts on the risk address subject of this report. Matters of tree health, structural condition, and/or the safety of vegetation under third party control are specifically excluded. Third party land owners are strongly advised to seek their own professional advice as it relates to the health and stability of trees under their control.
- 2.2** Recommendations do not take account of any necessary permission (statutory or otherwise) that must be obtained before proceeding with any tree works.
- 2.3** Recommendations do not take account of any requirements for survey or mitigation relating to European or other protected species, e.g. bird nesting or bats. Land owners must obtain their own professional advice in respect of any protected species.



3.0 DISCUSSION AND ANALYSIS

3.1 Soils, soil water and vegetation

All vegetation requires water to live, and this water is substantially accessed from the soil within which the plants' roots grow.

If the soil is classified as a clay soil, then it will hold very much more water than sands, gravels and loam soils. As plants abstract water from the clay soil, the soil volume will “shrink” and “swell” during the summer as water is first removed and then added by summer rainfall. In years in which rainfall during the summer is less than the total amount of water taken from the soil by plants, shrinkage will occur. This shrinkage may remove support from building foundations, leading to cracking in the fabric of the building.

3.2 Vegetation management

The control of trees, shrubs, and climbers, by removal or pruning as appropriate, are proven techniques that can control total soil water loss thereby minimising soil shrinkage and allowing repairs to proceed.

If vegetation management works are carried out promptly, then repairs can usually proceed very quickly and the duration and distress associated with the disruption that tree related subsidence brings can be minimised.

3.3 Third party liaison and statutory controls

Tree roots do not respect physical or property boundaries and can travel for many metres beyond the above ground “dripline” of the canopy of the vegetation.

The purpose of this report is to ascertain which vegetation is the most likely substantial and/or effective contributory cause of the damage witnessed to allow for liaison with third parties or with local administrative Councils as necessary.

3.4 Evidential framework

The engineer has determined on a preliminary basis the damage to the property, its location and the likely mechanism of movement, and has concluded that the building failure is related to differential subsidence damage caused as a result of the action of vegetation. Where a factual geotechnical report has been completed, this will describe the below ground foundation design, soil and geotechnical conditions, as well as any root identification where available.



4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Recommendations

On the basis of our findings, we have considered a practical vegetation management specification.

This specification will assist in reducing the impact of the adjacent vegetation on soil moisture levels, thereby potentially stabilising foundations of the affected area of the building.

Where felling has been proposed, this will be on the basis that the vegetation in question would not respond well to a severe reduction in leaf area that would inevitably lead to decay, the development of potential hazards, and an annual or other on-going management commitment and cost.

If pruning is recommended, the specification will be designed to allow continual ease of re-pruning with a reasonable prospect of a reduction in soil water use.

4.2 Recommended vegetation management to address the current subsidence:

Tree No:	Species	Works Required	CA	TPO	Ownership
TG1	Cypress	Fell close to ground level (approx. 50mm) (conifer).	Yes	No	P3P

The above works concentrate on seeking to prevent ongoing subsidence at the address.

As part of our survey, we will also seek to advise on any vegetation which is likely to outgrow its location in the short term and may also be an ongoing risk to the property later.

Examples might be young trees that have self-sown next to the address, conifers planted far too close or hedges that need to come under management.

See the main tree tables for these additional works and if appropriate they may be scheduled as part of the tree works above.



5.0 STATUTORY CONTROLS

A review of the Haringey Council website has confirmed that none of the implicated vegetation is subject to a Tree Preservation Order. There are Conservation Area controls.





6.0 APPENDIX 1: TREE TABLES

Tree No:	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	No. of Stems	Dist to bldg. (m)	Roots Implicated	Pruning History	Recommendation	Tree Work Constraints	Notes	Owner address	Owner
SG1	Mixed species shrubs	Early Mature	Fair	1.00	1.25	25	20	0.20	No	Subject to historic crown reduction management.	No work required.	There are no restrictions to the site or to the tree - scheduled rates may apply.	Mixed group consists of Box Honeysuckle, sarcococca, ivy heavenly bamboo.	19 Wellfield Avenue, London N10 2EA	PH
SG2	Mixed species shrubs	Semi-Mature	Fair	1.50	1.50	25	20	1.80	No	Subject to historic crown reduction management.	No work required.	There are no restrictions to the site or to the tree - scheduled rates may apply.	Group consists of lupin and skimmia.	19 Wellfield Avenue, London N10 2EA	PH
SG3	Mixed species shrubs	Semi-Mature	Fair	2.00	1.50	50	20	1.40	No	Subject to historic crown reduction management.	No work required.	There are no restrictions to the site or to the tree - scheduled rates may apply.	Mixed group consists of box , olive sarcococca , and euonymus.	19 Wellfield Avenue, London N10 2EA	PH
SG4	Honey-suckle	Semi-Mature	Fair	1.00	1.00	25	20	4.70	No	Subject to historic crown reduction management.	No work required.	There are no restrictions to the site or to the tree - scheduled rates may apply.	None	19 Wellfield Avenue, London N10 2EA	PH
T1	Holly	Mature	Fair	5.00	4.00	325	1	4.80	No	Subject to historic crown reduction management.	No work required.	There are no restrictions to the site or to the tree - scheduled rates may apply.	None	19 Wellfield Avenue, London N10 2EA	PH
T2	Cherry	Early Mature	Fair	5.00	5.00	350	1	8.50	No	Subject to historic crown reduction management.	No work required.	The Local Authority will be responsible for works.	None	Haringey Council	LA



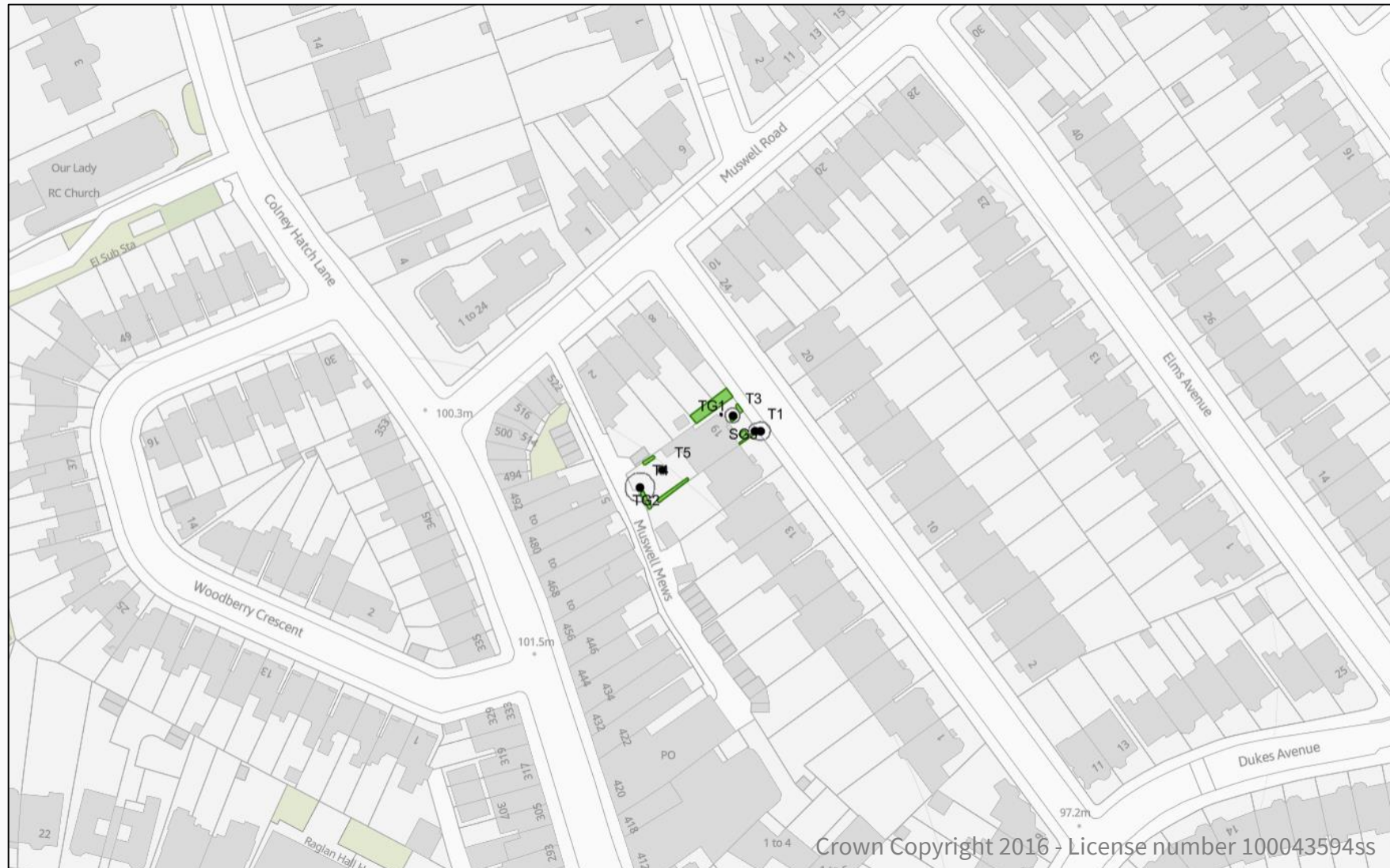
Tree No:	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	No. of Stems	Dist to bldg. (m)	Roots Implicated	Pruning History	Recommendation	Tree Work Constraints	Notes	Owner address	Owner
T3	Magnolia	Early Mature	Fair	4.00	4.00	200	2	1.70	No	Subject to historic crown reduction management.	No work required.	There are no restrictions to the site or to the tree - scheduled rates may apply.	Although no evidence this tree is causing damage, going forwards management is advised.	19 Wellfield Avenue, London N10 2EA	PH
T4	Poplar	Over Mature	Fair	12.00	8.00	1200	1	15.10	No	Subject to historic crown reduction management.	No work required.	There are no restrictions to the site or to the tree - scheduled rates may apply.	This species is particularly problematic in subsidence issues.	19 Wellfield Avenue, London N10 2EA	PH
T5	Palm	Semi-Mature	Fair	4.00	2.50	200	1	5.60	No	No significant past works.	No work required.	There are no restrictions to the site or to the tree - scheduled rates may apply.	None	19 Wellfield Avenue, London N10 2EA	PH
TG1	Cypress	Early Mature	Fair	7.50	2.50	300	8	2.10	Yes	Subject to historic crown reduction management.	Fell close to ground level (approx. 50mm) (conifer).	The third party may be responsible for works. Third party's	Estimated stem count and diameters.	6 & 8 Muswell Road, London N10 2BH	P3P
TG2	Lime (Small leafed)	Semi-Mature	Fair	4.00	0.75	150	3	15.10	No	Subject to historic crown reduction management.	No work required.	There are no restrictions to the site or to the tree - scheduled rates may apply.	Estimated stem count and diameters.	19 Wellfield Avenue, London N10 2EA	PH
TG3	Lime (Small leafed)	Semi-Mature	Fair	4.00	0.75	150	5	3.60	No	Subject to historic crown reduction management.	No work required.	There are no restrictions to the site or to the tree - scheduled rates may apply.	Estimated stem count and diameters.	19 Wellfield Avenue, London N10 2EA	PH
TG4	Lime (Small leafed)	Semi-Mature	Fair	4.00	0.75	150	3	4.50	No	Subject to historic crown reduction management.	No work required.	There are no restrictions to the site or to the tree - scheduled rates may apply.	Estimated stem count and diameters.	19 Wellfield Avenue, London N10 2EA	PH

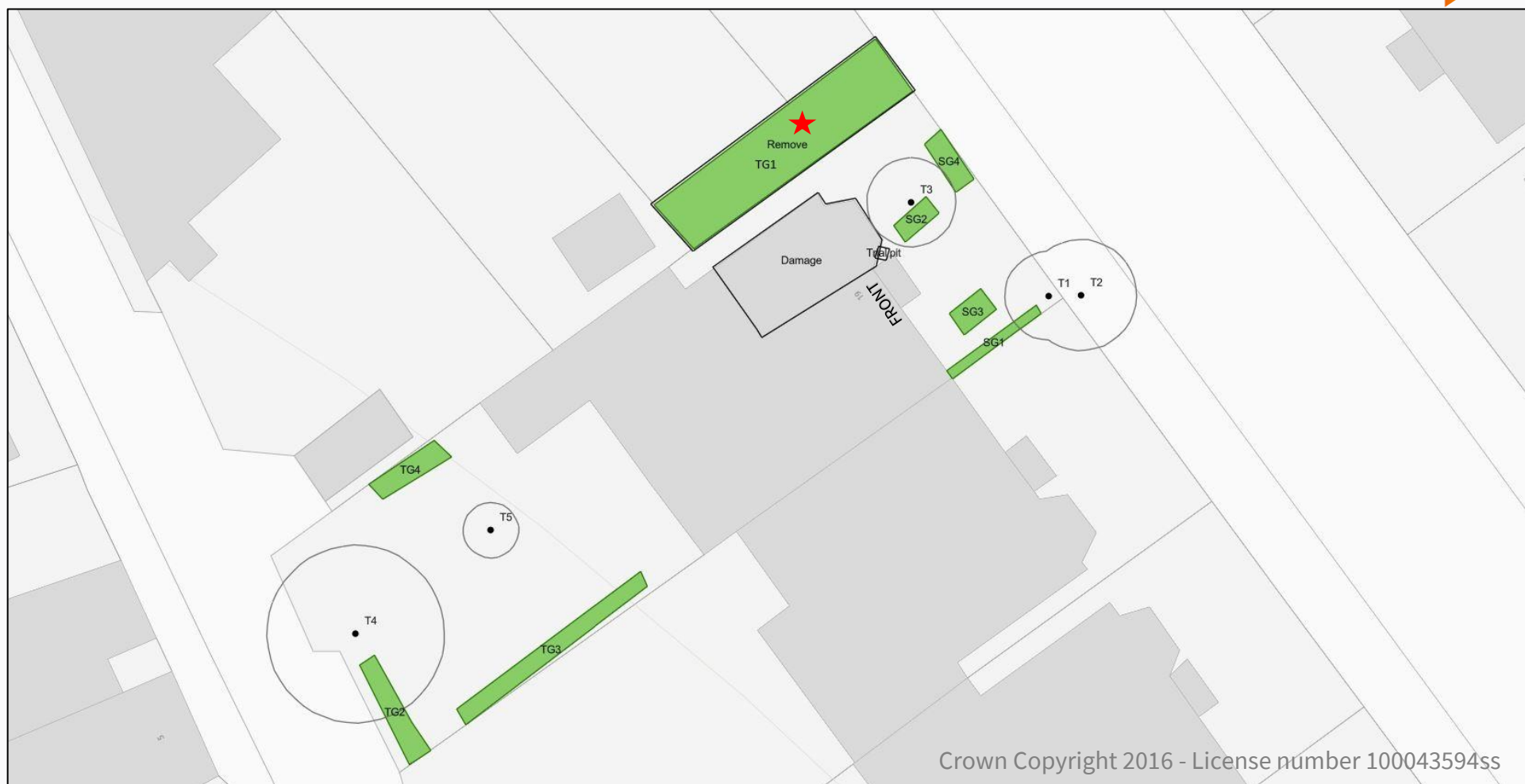
* Value is estimated





7.0 APPENDIX 2: SITE PLAN





Location: 19 Wellfield Avenue, London N10 2EA

Job Ref: 347875

Survey date: 27-01-2026

By Property Risk Inspection - Insurance Services

8.0 APPENDIX 3: SITE PHOTOGRAPHS



TG1 Cypress



TG1 Cypress



9.0 APPENDIX 4: ENVIRONMENTAL STATEMENT & CO₂e POLICY

Tree removal as a remedy for subsidence of low-rise buildings

When subsidence occurs to a residential home which has foundations within clay soils one common cause of movement is the presence of trees, hedges and other vegetation removing moisture from the clay causing a shrinkage of the soil and downward movement of foundations.

There are a variety of ways in which subsidence of low-rise buildings can be mitigated and this report details the vegetation options that can be implemented and that should effectively deal with the cause of movements.

It is acknowledged that removal of trees has impacts on visual amenities for owners and the wider community and that trees play an important role in our towns, cities, and the countryside in a variety of positive ways.

Trees are not recommended for removal without a clear understanding of all these impacts and increasingly of the importance of due consideration relating to the climate crisis, of global climate change and of potential negative impacts in the UK and abroad.

The subsidence event must be remedied to secure the property, its energy efficiency and weather tightness, to maintain its saleability and suitability for mortgage or re-mortgage finance if sold and as a requirement of the insurers commitment under the terms of the policy.

In considering a vegetation remedy the insurer, their advisors and arboricultural specialists are seeking to minimise impacts to the policyholder, to remedy the cause of movement quickly and effectively, and allow subsequent repairs to commence without risk of recurrence of damage. To simply leave the property exposed to intermittent periods of repair based on dry periods would also be hugely disruptive to homeowners and costly in repeat super-structural repairs, vehicle movements, materials and other claim costs in CO₂e production and would not comply with a Net Zero agenda.

If vegetation management is not possible or was unsuccessful other remedies that might be attempted whether property underpinning, extensive root barriers or other soil and ground stabilisation have their own issues and impacts. Not least of these is the cost to the environment in CO₂e generation from creation of cement and cement substitutes, of steel and other metals production, from costs in plastics and then the material transport, insertion, and excavation effort with heavy machinery.

A single tree removal on a site has a relatively modest annual impact on the CO₂e budget loss for a site subject to subsidence of around 25kg CO₂e per tree per annum. The cost in total of materials and fuel in tree removal are significantly less than 100kg CO₂e.

Heavy engineering and ground stabilisation solutions can range in impacts from around 3000kg CO₂e to 10,000kg CO₂e in carbon cost and are often difficult to effectively mitigate relative to tree management.

However, this is not simply a “site” consideration and insurers and their advisors through PRI are committed to replace every tree lost on a subsidence scheme in sustainable forests and reforestation projects across the globe with thousands of trees already planted and through carbon reduction investments that stop CO₂e being generated to have immediate positive impacts whilst new trees grow.

It's always sad to see a tree lost but we ensure that the loss is mitigated and replaced with new trees, and this avoids heavy engineering solutions far more costly to the planet. You can learn more about our work in tree planting, climate change and carbon capture by visiting our web site at: www.propertyrisk.co.uk.





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