

TREE RISK MANAGEMENT

Leeds City Council has a statutory duty to ensure that all trees under its control are maintained in such a way that they do not pose unreasonable risks to people or property.



This duty of care is taken extremely seriously.

Parks & Countryside's Forestry Section have developed a Tree Risk Management System to ensure that developing tree hazards are identified early and reduced in a timely fashion.

Tree risks are assessed by qualified Arboriculturalists, using an internationally recognised assessment system, and a risk category is assigned. This ensures that the highest risks are dealt with first.

Category	Designation	Description
1	Emergency	Work to be completed within 24 hours
2	Urgent	Work to be completed within 7 working days
3A	Developing Hazard	Not safe to leave for longer than 3 months - completion date given by Inspector
3B	Developing Hazard	Not safe to leave for longer than 12 months - assign calendar quarter completion date e.g. Winter 2012
4	Non Hazard	No hazard identified following inspection. Review periodically to determine if any hazards have developed since the previous inspection.

To ensure that the Council maintains sufficient resources to manage tree risks effectively throughout each year, only Arboricultural work that addresses risk management is prioritised - Categories 1, 2, 3A and 3B.



Category 4 - Non priority

Non-risk situations are not a priority and are given a category 4.

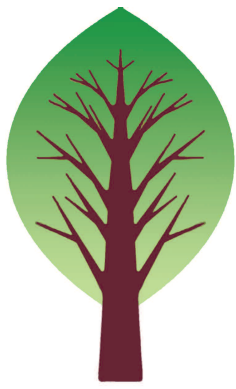


Tree issues within this category tend to be associated with shade, lack of TV reception/satellite signal etc. Contrary to popular opinion, home owners do not have a legal right to light where shade cast by trees is concerned nor is there a legal right to receive a TV reception or satellite signal.



Fallen leaves, honey dew, sapling growth from tree seed or suckers, nesting birds or wildlife etc. are regarded as natural events, out of the control of the tree owner and no onus is placed on tree owners to remove or prevent these events from happening.

Housing Leeds tenants please see overleaf



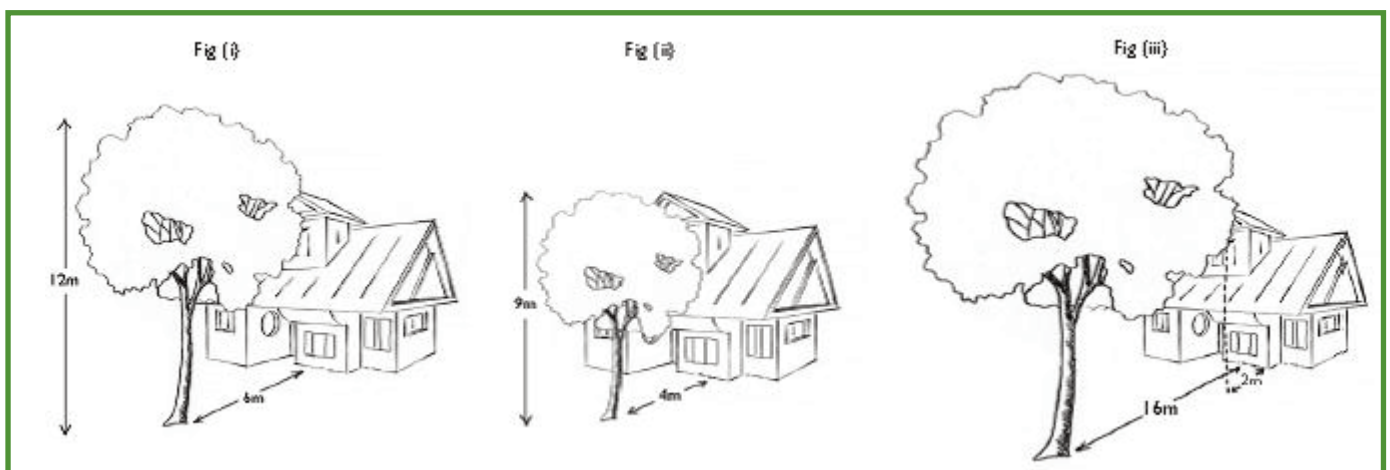
HOUSING LEEDS TREE MANAGEMENT

Whilst Category 4 trees are not usually considered a priority as they do not present unreasonable risks to people or property, it is recognised that in certain situations they can be perceived to adversely affect personal health and wellbeing, plus quality of life.

Housing Leeds will consider funding a proportion of Category 4 work, where it can be demonstrated that personal health and wellbeing or quality of life is severely affected. To qualify, a tree must meet the following criteria:

Category 4A - Daylight Loss

- (i) Where the distance between a tree and a window of the nearest habitable room is less than 6m for trees over 12m high - see fig (i).
- (ii) Where the distance between a tree and a window of the nearest habitable room is less than half the height of the tree for trees less than 12m high - see fig (ii).
- (iii) Where the distance between the edge of the tree canopy and the vertical line through the window is less than 2m for trees greater than 12m in height - see fig (iii)



'Habitable Room' means a dining room, lounge, study or bedroom and excludes toilets, bathrooms, utility rooms, landings and hallways.

Consideration will take account of the orientation of the affected window and decisions will be subject to consultation with other residents.

VOID PROPERTIES - an appropriate level of work will be undertaken to ensure that void properties meet the above criteria immediately prior to becoming occupied.

Category 4B - Interference with TV/Satellite Signal

There is no legal right to a TV reception or satellite. Service providers can often find an alternative engineering solution where trees could be causing interference with reception or signal. The Housing Leeds will only consider pruning a tree to improve reception or signal where the following applies:

- (i) Efforts have been made to provide an engineering solution, but have proved unsuccessful
- (ii) Work required is in line with best arboricultural practice (BS3998) and does not affect the health of a tree
- (iii) Work can be undertaken within current financial constraints

