

Tree Policy



Policy Name	Tree Policy
Policy Reference	RAM02
Effective Date	8 th February 2026
Approved By	Peter McEleavey
Approval Date	8 th February 2026
Policy Owner/Dept	Harbour Light Assisted Living
Policy Author	Jennifer Wilkinson
Review Date	8 th February 2031
Version Number	2.0

Version	Date	Changes	Approver
2.0	8 th February 2026	Policy reviewed and updated to reflect current legislation and regulatory standards; tree protection and wildlife provisions updated.	Peter McEleavey

Relevant National Standards or Regulations	• Safety and Quality Standard • Tenancy Standard • Neighbourhood and Community Standard • The British Standard for Tree Work BS3998: 2010
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Relevant Legislation	• The Town and Country Planning Act 1990 – Part VIII (Trees) • The Town and Country Planning (Tree Preservation) (England) Regulations 2012 • The Planning (Listed Buildings and Conservation Areas) Act 1990 • The Forestry Act 1967 • The Plant Health (Forestry) Order 2005 • The Local Government (Miscellaneous Provisions) Act 1976 • Anti-Social Behaviour Act 2003 - Part 8: High Hedges • The Highways Act 1980 • The Occupiers' Liability Act 1957 & 1984 • The Health and Safety at Work Act 1974 • The Wildlife and Countryside Act 1981 • The Conservation of Habitats and Species Regulations 2017
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1.0 Introduction

- 1.1 This Policy details;
 - How Harbour Light Assisted Living (HLAL) manage all trees located within land we own and/or manage
 - Responsibilities of tenants with trees in their gardens
- 1.2 The terms 'you' and 'your' refer to tenants, support company staff, visitors and neighbours.
- 1.3 The terms 'we', 'our' and 'us' refer to HLAL. The term 'home' refers to the building and the garden/land.
- 1.4 This Policy applies to all properties owned or managed by HLAL, except properties where we do not have landlord responsibility.
- 1.5 When we refer to our land, we mean land HLAL owns or is responsible for.
- 1.6 In referring to trees this can include tree limbs or very large shrubs

2.0 Our Responsibilities

- 2.1 HLAL will ensure that, wherever reasonably practicable and foreseen, people and property on our land are safe from dangerous trees or tree parts.

3.0 Your Responsibilities

- 3.1 You must request written permission from HLAL before;
 - 3.1.1 Cutting down or removing any tree or large shrub forming a property boundary.
 - 3.1.2 Planting any large or fast-growing tree varieties such as Poplar, Beech, Maple, Willow, Oak, Chestnut, Elm or conifers such as Leyland Cypress.
- 3.2 You must inform HLAL immediately if you think any tree may be hazardous to people or property by reporting through the usual maintenance process.
- 3.3 You are expected to take reasonable responsibility for your safety during high winds or wet weather conditions.

4.0 Tree Inspections

- 4.1 HLAL will undertake inspections of all trees on a 5-year cycle and programme any subsequent works deemed necessary.

5.0 Tree Works

- 5.1 Works will be completed according to priority, starting with any trees considered to pose a genuine risk to people or property.
- 5.2 During and after storms HLAL will attend to emergencies as soon as possible. This may not be immediate as services will be in high demand at these times.
- 5.3 Where trees are protected by a Tree Preservation Order, are within a Conservation Area, or are otherwise subject to statutory protection, HLAL will ensure that any necessary consent or notification requirements are met before works are undertaken, except where a relevant statutory exemption applies.
- 5.4 Under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017, nesting birds, bats and their roosts are protected by law. Unless deemed hazardous to safety, works will not be conducted on trees and hedges



where there is evidence of nesting birds or roosting bats. Works considered necessary will instead be scheduled to avoid disturbance to protected wildlife.

- 5.5 Ivy will not routinely be removed from trees as it does not directly harm healthy trees and provides valuable habitat for wildlife. Where substantial ivy growth may obscure tree defects or increase the risk of wind damage, this will be recorded during inspection and appropriate action scheduled. This may include ivy management or an earlier follow-up inspection.
- 5.6 Where appropriate HLAL will replace removed trees with suitable species.

6.0 Why We Do Not Perform Tree Works on Healthy Trees

- 6.1 Trees produce oxygen, intercept airborne particulates, and reduce smog, enhancing a community's respiratory health. They offer wildlife habitats for numerous birds, insects and animal species. Trees in urban areas provide many social, economic and environmental benefits (Forest Research, 2010).
- 6.2 Heavy pruning of a tree often results in a weakened structure thus increasing risk of harm to people or property.
- 6.3 HLAL will not perform works on trees where it is deemed unnecessary and could otherwise be detrimental to the tree itself.

7.0 Tree Work Requests

- 7.1 HLAL will only perform work on trees where a tree inspection by a qualified arborist or trained assessor confirms necessity.
- 7.2 HLAL will only perform work on trees that present a danger to human life or property.

8.0 Harbour Light Assisted Living will undertake works on trees, where deemed necessary by a qualified arborist or trained assessor, for the following reasons;

- 8.1 Trees that are deemed dangerous to human life. These will be classed as a priority.
- 8.2 Trees that are deemed to be at high risk of damaging property by the tree assessor.
- 8.3 Dead, diseased or dying trees.
- 8.4 Removal of trees within our property, deemed to be causing obstruction or damage to the highway infrastructure as detailed in the Highways Act 1980

9.0 Harbour Light Assisted Living will not undertake works on trees, unless deemed necessary by a qualified arborist or trained assessor, for the following reasons;

- 9.1 Loss or reduction of natural light to a property
- 9.2 Effects on TV or radio reception
- 9.3 Minor and/or seasonal nuisances such as sap; bird droppings; fallen leaves, flowers and fruit; smells generated by trees
- 9.4 Minor obstruction of streetlights or CCTV cameras