



Havebury Housing Partnership

TREE MANAGEMENT POLICY

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1 Purpose

- 1.1 This policy is intended to be the framework for managing The Havebury Housing Partnership's (HHP) extensive tree stock. It takes account of Health and Safety legislation alongside industry best practice to ensure there is a consistent and proportionate response to the management of trees.
- 1.2 A tree budget is allocated annually which will be used primarily to maintain a healthy stock and reduce the risk of injury and claim from residents and the public. Further detail is set out in the Tree Management Procedures P052 which should be read in conjunction with this policy.

2 Scope

- 2.1 National Tree Safety Group (NTSG) produces the guidance manual, 'Common Sense Risk Management of Trees'. This guidance has been used to develop the principles HHP will adopt to managing the stock as follows;
 - Health, safety and maintenance of trees in public spaces, communal areas and resident's gardens.
 - Expectations placed on the Grounds Maintenance Contractors in providing a comprehensive survey of the stock, together with details of their Planned Maintenance Tree Programme.
 - HHP's approach to trees in tenant's gardens either during occupation or void periods.
 - Recovery of costs through service charges and re-charging in appropriate cases.

3 Responsibilities

- 3.1 A principle of Common Law and relevant Statute Law is that land owners have a duty of care to visitors, residents, passers-by and indeed trespassers when on their land.
- 3.2 This policy has been created with due consideration to current national, regional and corporate policies and legislation:
 - The Health and Safety at Work Act (1974)
 - The Health and Safety at Works Regulations (1999)
 - Occupiers Liability Act (1957 & 1984)
 - Anti-Social Behaviour Act (2003)
 - The Wildlife and Countryside Act (1981)
 - Highways Act (1980)
 - Town and Country Planning Act 1999
 - Anti-social Behaviour, Crime and Policing Act 2014
- 3.3 Most of HHP's tree stock is situated away from the Highway but where trees are adjacent to roads and footpaths HHP has a duty to maintain a safe highway, which may include pruning, or removing trees for the following reasons:
 - Obstruction by trees, i.e. low hanging branches

- Irreparable damage to highway trees by passing vehicles
- Dangerous trees near roads and footpaths.
- Tree roots causing a trip hazard

3.4 HHP will carry out works to trees growing on HHP land where they are:

- a. Obstructing footpaths or roads
- b. Touching or damaging buildings
- c. Roots causing damage to drainage systems, or subsidence
- d. Obscuring street lighting
- e. Dead or to be in such poor condition to be a danger to people or property (this doesn't include potential slip/trip hazard from falling debris such as seasonal leaf fall, honeydew etc.)
- f. Damaging a path causing a hazard, where root pruning or repair is not an option

3.5 HHP's procedure will clearly outline its responsibility to the management of trees in tenant's gardens. The tenancy places the responsibility on the tenant. However, there may be occasions when HHP decides to provide support, particularly if the circumstances relate to health and safety or vulnerable tenants. Each situation will be considered on its merits.

4 Method

4.1 HHP will commission a tree stock survey every 3 years; the inspection will be completed by a qualified Arboriculturist.

4.2 Periodic checks will be carried out and documented by the Tenancy and Estates Team as part of general estate management.

4.3 Significant risks will be recorded and reported for action in line with prescribed timescales relating to severity.

4.4 Monthly meetings with HHP's Grounds Maintenance Contractors will ensure planned works are on schedule and additional works are being completed to minimise risks to the public and HHP's liabilities.

5 Monitoring

5.1 The Tenancy and Estates Co-ordinators will review and monitor in line with procedures.