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| Department: | Regeneration & Investment |  |
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| Originator  |                           |   |
| Title:      | Tree Management Policy    |   |

## 1 Introduction

- 1.1 The quality of people's homes is influenced by the spaces around them. There is increasing recognition that well-designed, well-managed "green" spaces within neighbourhoods are crucial to contributing to people's quality of life. Trees are widely acknowledged to form an important aspect of the provision of green space
- 1.2 One Vision Housing own and manages approximately one thousand trees located either within its publicly owned space or within the curtilages of One Vision Housing owned homes and property assets.
- 1.3 The ownership of these trees results in One Vision Housing incurring a range of legal responsibilities and liabilities in relation to regular inspection, ongoing management and tree maintenance. Consequently, One Vision Housing require to have a suitable tree management policy with accompanying processes in place.
- 1.4 This policy is compliant with the Housing Corporation Regulatory Code and Guidance, as adopted by the Tenant Services Authority:
- 3.4** *Housing associations must develop and manage good-quality homes that seek to meet people's needs and preferences now and in the future, ensuring that:*
- 3.4.1** *the homes their residents live in are well maintained and in a lettable condition;*
- 3.5** *Housing associations must provide good-quality housing services for residents and prospective residents:*
- 3.5.3** *with agreements that clearly set out residents' and landlords' rights and obligations;*
- 1.3 In applying this policy, OVH will ensure that no person or group of persons will be treated less favourably than another person or group of persons because of race, colour, ethnic or national origin, religion, sex, gender, gender identity, gender presentation, physical disability or sexual preference.

## **2 Statement of Intent**

- 2.1 One Vision Housing will comply with all legislation, best practice and health and safety guidance in relation to the management and checking of all trees for which it is legally responsible.
- 2.2 OVH will actively manage its tree stocks against the risk of personal injury and death through falling trees, the risk of property damage from subsidence and preventing personal injury through trips and falls on footways disturbed by tree roots.
- 2.3 OVH will carry out a regular inspection regime of all trees using competent arboriculturists who are trained to map and carry out risk assessments.
- 2.4 OVH will not fell trees unnecessarily unless they constitute a health and safety risk.

## **3 Policy**

- 3.1 OVH will adopt an effective system for managing trees that contain the following elements:-
  - a risk based approach incorporating annual periodic checks of OVH owned trees carried out by competent arboriculturists
  - where trees have been identified to be damaged, dead or otherwise present a specific health and safety risk, action will be planned and taken to correct and manage the risk
  - OVH will not fell trees unnecessarily.
  - If tree maintenance/design is contributing to Anti Social Behaviour or hindering successful letting then each case be reviewed individually.
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## **4 Implementation**

- 4.1 OVH will carry out an annual programme of tree surveys and, where required, remedial work or felling of trees.
- 4.2 OVH will generally not carry out pruning or removal of trees because of any of the reasons below:-
  - Blocking out sunlight
  - Too large/tall

- Dropping leaves in gardens
- Sap falling onto paths or cars
- Overhanging gardens
- Affecting TV reception
- Fruit falling from tree

4.3 OVH may consider pruning or removal of trees under the following circumstances:-

- Overhanging roads (below 5.2 metres)
- Overhanging footpaths and/or signage
- Touching an adjacent structure
- Disturbing sight lines
- Affecting stability of structures
- Outgrown space allocated and significantly affecting provision of light

4.4 OVH may consider removal of trees under the following circumstances:-

- Diseased
- Structurally unsafe
- Preventing access (when pruning will not suffice)
- Significantly damaged
- Potentially hazardous to health
- Dead
- Outgrown space allocated (when pruning will not suffice)
- Affecting the stability of structures

4.5 All processes associated with implementation of the policy will be mapped and incorporated within OVH Quality Management System.

## **5 Responsibility**

5.1 Responsibility for the implementation of the policy and procedures will rest with the Strategic Director (Assets & Regeneration) for the management of trees.

## **6 Consultation**

6.1 The Scrutiny & Review Panel has been consulted about the contents of this policy and have made the following suggestions

- Avoidance of new tree planting where it may contribute to anti-social behaviour.
- Consideration of pruning where outgrown space allocated and significantly affecting provision of light

## **7 Review**

7.1 This policy will be reviewed if the needs of the business change or legislation dictates.

## **8 Scheme of Delegation**

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|-----|--|--|
| 8.1 | Responsible Committee                    | - Board  |
|     | Formulation and monitoring of policy     | - Board  |
|     | Formulation and monitoring of procedures | - Strategic Director (Assets & Regeneration)         |
|     | Amendments to policy                     | - Board  |
|     | Monitoring of statutory requirements     | - Board & Strategic Director (Assets & Regeneration) |
|     | Implementation of policy                 | - Operational Director (Assets & Investment)         |