							to points of previous reduction on a 3 year (max) cycle.
Age Cat: 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property							

The most preferable method of dealing with this matter is to do so amicably. Voluntary removal and maintenance of the vegetation will save the risk of a claim against you and will also stabilise the Property, and prevent further damage, without incurring unnecessary cost.

If we do not hear from you, it may be assumed that you intend to take no further action and our Client will have to investigate other stabilisation methods.

Technical Evidence

Our client's engineer considers that the damage to the Property is caused by vegetation induced subsidence. We have enclosed the results of the following investigations in order to assist you:

- Arboricultural Report – 21 March 2023
- Technical Report – 05 October 2022
- Root Analysis Report – 30 March 2023
- Soil Analysis Report – 25 April 2023
- Updated Drainage Report – 27 December 2024
- Level Monitoring Report – 17 February 2025

This can be summarised as follows:

1. Site investigations revealed the Property is constructed on foundations to a depth of 500mm, bearing onto a clay subsoil of high plasticity and medium volume change potential.

2. As detailed above, our client's Arboriculturist has identified your Vegetation as the dominant and principal cause and/or materially contributing to the subsidence damage. We refer you to the table above which sets out the Recommended Works.

3. Live roots located beneath foundation level were analysed as belonging to a Lime tree. This implicates your trees (referred to as T1 and T2 in the enclosed Arboricultural report).

4. No leaks were identified and any identified defects with the drains were repaired on 25 September 2023 and 27 January 2025. Level monitoring shows that there is still movement of the Property following these repairs.

Next Steps