

Tree Policy

Objective:

To have a flexible policy which enables changes for the benefit of the majority of owners affected by a request to remove, change, move or add trees.

Affected Owners

- The owners in the building where the request has come from.
- Any adjacent buildings.

1. Criteria for allowing the moving of a tree.

- a. To avoid damage to property.
- b. When a view is obscured permanently.
- c. When the tree is dangerous

If a tree is obscuring a view, it may be preferable to prune the tree in order to solve the problem. With some types of trees, it is not in the interest of the trees to undergo continual pruning. The gardening company will advise on whether to move or prune the tree. Where views are obstructed by a tree, but it is felt that it is right for a tree to still be in the same location, an olive or fruit tree would be a suitable replacement as they don't grow to the height that would cause an upper floor view to be obstructed. When this happens, the original tree would be moved to another agreed location.

2. The Process

- a. The owner with the problem reports it to the Building President (BP).
- b. The BP should consult with all owners in the building.
- c. Where there could be an impact on adjacent buildings the BP should inform and consult the BP in the adjacent buildings.
- d. The BP must contact STV, via our self-admin team – their email address is support@hrgradmin.com - and STV will produce a report on the condition of the tree.
- e. The BP must call an Extraordinary General Meeting (EGM) before any decision is made. If the tree is a risk to the building or is likely to cause a Health and Safety issue, a simple majority of all those attending the EGM, or represented by a proxy, is required. Otherwise, for less serious problems such as blocking people's view, a unanimous vote is needed.

3. Who pays for a tree to be pruned or moved?

- a. If the report states that the tree is dangerous or likely to cause damage to a property, the General Community will pay for it.

b. If the report states that the tree is healthy, it can be pruned or moved. If it is the latter it will be replaced by a smaller tree. Any costs must be paid for by the individual, group or Building requesting the work.

4. What should we do about people who chop a tree down without permission, or deliberately cause it to die?

If anybody chops a tree down without permission, they will be sued by the General Community for the cost of a replacement tree.

5. What should we do if people want to plant additional trees? If most people in the affected buildings agree, it will be allowed subject to the following:

- a. Requests for additional trees must be submitted to our self admin team.
- b. The request will be forwarded to STV for advice on where new trees should be planted and what would be a suitable type of tree.
- c. Any costs must be paid for by the individual, group or building requesting the work.

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