Tree policy

1. Introduction

1.1 The aims and objectives of this policy are:

- To outline both Peabody and customer responsibilities regarding tree management.
- To ensure we manage our tree stock in accordance with our legal responsibilities.
- To ensure we meet our health and safety and environmental sustainability targets.

1.2. This policy has links to some of our other policies, and we have thought about these links when reviewing the policy. This policy should be read in conjunction with our:

- Estate Management policy
- Health & Safety policy

2. Scope

2.1. This policy sets out our approach to the management of trees, large shrubs, and high hedges on all land that we own and manage.

2.2. This policy covers social housing tenants (including Affordable Rent), supported housing, and sheltered housing tenants that live in Peabody Group properties. This policy also covers leaseholders, shared owners, freeholders, and residents of the Regency Estate.

2.3. Customers with shared ownership, leasehold or freehold agreements should refer to section 7.3.1 of this policy.

2.4. All partners and contractors of Peabody will be required to comply with this policy.

3. Key terms and definitions

3.1. A ‘Tree Preservation Order (TPO)’ is an order made by a local planning authority in England to protect specific trees, groups of trees, woodlands or conservation areas in the interests of amenity.

3.2. A ‘Tree Root Protection Zone’ is a calculated area of ground that lies immediately under a tree and just beyond the extent of its crown. It is intended to help avoid damage to a tree’s rooting system.

4. Our approach

4.1 Planting

4.1.1 We will plant new trees every planting season to offset trees that have needed to be removed and to increase canopy coverage across the property portfolio (BS: 8545).

4.1.2 Peabody-initiated planting will include larger, shade providing trees down to smaller ornamental trees where larger trees are not suitable. We will plant to establish a diverse number of species to mitigate against pests and disease.

4.2 Maintenance

4.2.1 We will maintain our trees, ensuring works are to British Standards for Tree Works (BS 3998).

4.2.2 We will maintain and survey our tree stock on estates on a cyclical basis to ensure we meet our duty of care, and our tree stock is maintained in good health and vitality.

4.2.3 We will have onsite attendance within 2 hours (for Town and Country Housing, 4 hours) to evaluate emergency call outs. Emergency works will usually be made safe within 24 hours of notification, dependent on the circumstances.

4.3 Protection

4.3.1 We may seek compensation, where appropriate, from any external organisation responsible for significant damage to or removal of any Peabody-owned tree to the value as calculated by CAVAT (Capital Asset Value for Amenity Trees).

4.3.2 We will make tree preservation order applications (TPO) to local authorities on individual trees and forests that we believe are worthy of retention due to their amenity value to the locality.

4.3.3 We will ensure that any site highlighted for development will have an Arboriculture Impact Assessment report and existing tree stock survey undertaken as part of the planning phase in line with BS 5837, the British standard for trees in relation to design, demolition and construction.

4.3.4 Trees highlighted for retention will be subject to the appropriate Tree Root Protection Zones and any construction works within these zones will be specified to minimise the impact on the tree.

4.3.5 We will ensure that any external upgrades to existing estates and properties through our Quality Homes programme adheres to BS 5837 to minimise the impact works have on existing tree stock, and that the necessary protection is in place prior to commencement of works.

4.4 Felling and Pruning

4.4.1 We will only fell trees where the tree:

- Is dead, dying, or diseased.
- Is proven to be causing significant structural damage.
- Is considered by us to be an inappropriate species for the location.
- Needs to be removed as part of an agreed management programme or as an overall improvement project.

4.4.2 When a tree is felled, the resulting stump will be treated by herbicide to minimise regrowth.

4.4.3 We will not carry out pruning or removal of trees for the following reasons:

- Interference with a satellite dish or TV reception.
- Loss of light.
- Obstruction of view.
- Mess caused by insects or birds.
- Problems associated with fruit bearing trees.
- Problems associated with pollen.
- Excessive leaf fall.

- Someone is willing to pay for the removal and replacement of a tree.
- Causing disruption to pavements, kerbs, garden paths and walls. In these instances, engineering solutions, should be sought.

4.4.4 Some light pruning may be undertaken in the following instances:

- To facilitate CCTV cameras
- Where low branches are obstructing rights of way, creating obstructions or there are health and safety implications.

5. Equality, Diversity and Inclusion

5.1. An Equality Impact Assessment (EqIA) has been completed for this policy. Ongoing monitoring of customers' protected characteristics will be conducted to identify any adverse impact and future actions.

5.2. This policy aligns with our wider Equality Diversity and Inclusion Strategy by supporting the vulnerable, creating places where people want to live and building resilience in people and communities.

6. Legislation and Regulation

- Town and Country Planning Act 1990
- Conservation of Habitats and Species (Amendment) Regulations 2012
- Wildlife and Countryside Act 1981
- Highways Act 1980

7. Responsibilities

7.1 The Managing Director (North-East London) has overall accountability for this policy and implementation.

7.2 For Town and Country Housing, the Operations Director has overall accountability for this policy and implementation.

7.2 Tenant responsibilities

7.2.1 All tenants must comply with the responsibilities regarding gardens and external areas detailed in their tenancy agreement.

7.2.2 We ask that tenants notify us of any issues relating to trees in their gardens.

7.2.3 Tenants are required to inform us of any tree planting within their garden. Failure to do so could result in re-charging the tenant for any subsequent works related to the tree.

7.3 Owner-occupier responsibilities

7.3.1 Leaseholders, shared owners and freeholders are responsible for the maintenance and management of trees on their property and reporting problems about trees on adjacent Peabody land. The lease terms will set out the responsibilities for individual properties where leaseholders may be responsible.

7.4 Peabody responsibilities

7.4.1 Peabody is responsible for the management of trees, large shrubs, and high hedges on its land in communal areas, and will undertake the following in accordance with their work schedule:

- Tree surveying and mapping
- Tree condition assessment
- Letting, managing, and monitoring of the tree management contracts
- Logging of tree management requests from residents and employees
- Meeting health and safety requirements
- Meeting legal requirements

7.4.2 Peabody will inspect trees in customers back gardens on receiving reports from customers. Any tree works will following section 4.4 of this policy.

Approval

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Effective from	3 September 2025
Policy owner	Managing Director (North-East London)