

## Risk Assessment – Monument Chase Amenity Areas

**Date: September 2025**

Landowners have a statutory duty of care to do all that is reasonably practical to ensure that people are not exposed to a risk to their health and safety. This duty can be fulfilled by having a system in place to control the risk from trees. A tree risk management system comprises of four components:

- A policy that details how the landowner will approach the management of tree related risk
- A zoning plan to inform decision making for tree surveys
- A tree survey to assess the trees and determine the level of risk
- A mitigation plan to reduce any risk to as low as reasonably practicable

This approach is advocated by the Health and Safety Executive under the Plan Do Check Act methodology for effective tree risk management.



### **Area 1 – Area opposite No’s 33, 35 & 37 Monument Chase, Whitehill & Bordon**

This area consists of numerous mature deciduous trees, and numerous smaller, less mature deciduous trees being mainly silver birch and holly, with a couple of Rhododendron bushes. There is one tree within this area that has been managed, whilst all others do not appear to have been maintained.

In my opinion there are at least 7 trees that may need to be included in any program of care, although this could be changeable. This would be dependant on who is responsible for several which fall extremely close to the boundary of FSPM and EHDC land at the rear of the amenity area.

The area backs onto two properties outside of the FSPM amenity areas (No’s 29 & 31 Monument Chase) as well as a piece of similar land owned and maintained by East Hampshire District Council (EHDC), which is part of the Green Network Enhancement Project.

The area itself is mainly grass and with thick undergrowth surrounding the 2 areas of trees, there is a worn footpath cutting through the area, that is mainly used as access through to Montrose Close, where it joins the footpath.

To the front of the area there is a concrete footpath managed by EHDC, although this has in times been damaged.

There is an abundance of wildlife that has been seen within this area, namely, butterflies, bats, foxes, badgers, squirrels, nesting birds, hedgehogs and reptiles. Whilst there may be much more identified if a survey was carried out.

### **Area 2 – Area between No’s 34 & 44 Monument Chase and Forest Lodge, Whitehill & Bordon**

This area is mainly grassland, with historically thick undergrowth surrounding at the front and rear of the amenity area, within which there are several large mature deciduous trees alongside numerous smaller deciduous and evergreen trees. There is one tree within this area that has been managed, whilst all others do not appear to have been maintained.

In my initial assessment there appears to be 6 large trees that may need to be included in a rolling programme of care, although one has had regular maintenance historically.

The area is fronted by a grassed path which is managed by EHDC and running from front to rear, on the left-hand side is a public right of way into Deadwater Valley, which is cobbled. This is a vehicular access route into the nature reserve. Although it is seldom used.

Recent times have seen undergrowth cut right back under previous stewardship, although historically it was allowed to grow around the rear fence and around the trees.

The rear of this area backs onto the private Forest Lodge, although historically this was not too visible due to the thickness of the undergrowth.

This area appears to have been home to bluebells, with some of a rarer pink and white variety being found.

There is an abundance of wildlife in the area, with nesting birds, deer, foxes, badgers, squirrels, hedgehogs, reptiles and bats all being seen periodically, although a full survey may identify much more if carried out.

Formal Secure Property Management Amenity Areas

Area 1



<b>Area 1</b>					
<b>Potential Risk</b>	<b>Who is at Risk?</b>	<b>Existing Control Measures</b>	<b>Risk Rating</b>	<b>Preventative Measures</b>	<b>Responsibilities</b>
Vehicle accidents relating to residents accessing homes	Any person using the area due to it being a public open space	Nil	Low	Consider signage  Consider fencing, posts or similar	
<b>Falls from height relating to trees</b>	<b>Children at play climbing trees</b>	Nil	<b>Medium</b>	<b>Consider placing signs in relevant areas</b>	
	<b>Contractors employed to manage FSPM Trees</b>	<b>Contractors should be issued with PPE. This is a legal requirement upon the contractors.</b>	<b>Medium</b>	<b>Ensure Contractors have relevant certification and training for task in hand.</b>	
Falling branches	General Public and residents Bodily injury up to and including fatal.	Not Known, yet to date there does not appear to have been a regular tree management plan. This may be heightened due to extreme summer weather in 2025.	Medium	Implement a comprehensive Tree Management Plan to include a rotational rota of lopping and pruning.	
<b>Falling trees &amp; Large branches</b>  This is currently increased due to a lack of care under former Directorship, especially in times of storm or high winds.	<b>General Public and Residents</b>	<b>Not Known, yet to date there does not appear to have been a regular tree management plan.</b>	<b>Medium</b>	<b>Implement a comprehensive Tree Management Plan to include a rotational rota of lopping and pruning.</b>	
	<b>Residents property within Monument Chase</b>	<b>Not Known, yet to date there does not appear to have been a regular tree management plan.</b>	<b>Medium</b>		
	<b>Vehicles using</b>	<b>Not Known, yet to date there</b>	<b>Medium</b>		

	<b>Monument Chase</b>	<b>does not appear to have been a regular tree management plan.</b>			
	<b>Surrounding highway furniture</b>	<b>Not Known, yet to date there does not appear to have been a regular tree management plan.</b>	<b>Low</b>		
Falling tree debris Leaves, small branches and fruits	Bodily injury to persons although less significant injury than if larger branches involved	Not Known, yet to date there does not appear to have been a regular tree management plan. This may be heightened due to extreme summer weather in 2025.	<b>Medium/High</b>	Visual inspection of amenity areas.  Liaison with ground maintenance contractors	
	Damage to Vehicles		<b>Medium/High</b>		
<b>Slips on grassy slopes, especially during inclement weather</b>	<b>Public using the open spaces</b>  <b>Contractors</b>	<b>Not known</b> <b>Hazard may be increased in autumn due to extensive fallen leaf coverage</b>	<b>Low/Medium</b>	<b>Consider placing signs in relevant areas warning of the potential hazards.</b>  <b>Include leaf clearance in grounds maintenance contract</b>	
Slips, trips or falls from uneven terrain	Public using the open spaces  Contractors	Not known Hazard may be increased in autumn due to extensive fallen leaf coverage	<b>Low/Medium</b>	Consider placing signs in relevant areas  Include leaf clearance in grounds maintenance contract	
<b>Trips on exposed tree roots</b>	<b>Public using the open spaces</b>  <b>Contractors</b>	<b>Not known</b> <b>Hazard may be increased in autumn due to extensive fallen leaf coverage</b>	<b>Low/Medium</b>	<b>Consider placing signs in relevant areas</b>  <b>Include leaf clearance in grounds maintenance</b>	

				<b>contract</b>	
Falls relating to wildlife digging holes	Public using the open spaces  Contractors	Not known Hazard may be increased in autumn due to extensive fallen leaf coverage	Low/Medium	Consider placing signs in relevant areas  Include leaf clearance in grounds maintenance contract	
<b>Fire - Property</b>	<b>Surrounding properties</b>	<b>This may be heightened in times of extreme summer weather.</b>	<b>Low</b>	<b>Regular litter sweeps especially in times of extreme heat.</b>  <b>Consider signage</b>	
<b>Fire - Environment</b>	<b>Deadwater Valley Nature Reserve</b>	<b>This may be heightened in times of extreme summer weather.</b>	<b>Low</b>		
<b>Fire - Persons</b>	<b>Any person using the open space</b>	<b>This may be heightened in times of extreme summer weather.</b>	<b>Low</b>		
Fly Tipping (Garden Waste) leading to environmental impact of surrounding green spaces	Financial impact to residents for clean up.  Environmental impact on flora and fauna.	Not known yet doubtful anything in place	Low	Include space on website to report incidences of fly tipping.  Regular checks of 2 amenity areas to act as deterrent.  Consider legal action against anyone identified as being responsible for dumping waste	
<b>Fly Tipping leading to bodily injury or infection Such as Broken glass, cans of</b>	<b>Any person using the area due to it being a public open space</b>	<b>Not known yet doubtful anything in place</b>	<b>Low</b>	<b>Litter collection events</b>  <b>Include space on website to report incidences of fly tipping.</b>	

<b>industrial waste</b>				<p><b>Regular checks of 2 amenity areas to act as deterrent.</b></p> <p><b>Consider legal action against anyone identified as being responsible for dumping waste</b></p>	
	<b>Those working within the area, through activities such as grounds maintenance</b>	<b>Contractors will have own issued PPE and policies and procedures for minimising impact of fly tipping.</b>	<b>Low</b>	<p><b>Ensure Contractors are issued with PPE.</b></p> <p><b>Provide opportunity for Contractors to report fly tipping to FSPM.</b></p>	
Neighbourhood conflict due to neglect of area management	Due to history of FSPM to properly manage amenity land, residents have previously removed trees on own accord.		<b>Medium</b>	Ensure that a considerate and regular tree maintenance plan is put in place to minimise potential for conflict. Risk will be lowered with communication and consideration for neighbours.	
<b>Disease to trees</b>	<b>Risk of tree felling if unmanaged</b>	<b>Not Known. Highly unlikely that anything is presently in place.</b>	<b>Low</b>	<p><b>No trees of concern on initial inspection, however, a regular, robust tree management plan needs to be established as soon as Practicable.</b></p> <p><b>However, given that this has not been in place to date, there may be a need</b></p>	
	<b>Risk of serious environmental impact on local nature reserve, Deadwater Valley, if identified and not managed.</b>		<b>Low</b>		

				<b>to have multiple trees lopped in early days prior to being able to establish the management plan. This may result in financial implications to residents in the short term. Link in with Deadwater Valley staff to keep up with local threats, this could increase opportunities to have trees monitored from a distance.</b>	
Infection from animal faeces	Children	Nothing in place to prevent such occurrence. Risk is extremely minimal and should not impact FSPM unless dog fouling becomes a problematic issue.	Low	Consider signs, which could include directions to local waste bins, installing dog waste bag station.	
	Those working on area maintenance		Low	Consider signs, which could include directions to local waste bins, installing dog waste bag station. Contractors should have own PPE for such occurrences.	
<b>Stings, scratches and cuts</b>	<b>General Public</b>	<b>General maintenance currently contracted to Pic-a-Lily. This expires at end of 2025.</b>	<b>Low</b>	<b>Include in maintenance contract, however, consideration should be given to enhancing these sites for maximising local wildlife and fauna.</b>	
Encroachment onto land falling within the remit of FSPM.	Current residents due to potential for financial costs.	Not known if there is a definitive boundary in place. However, given that issue has been raised,	<b>Medium</b>	Ascertain precise boundary Record boundary with Land	

		this is something that has potential to impact FSPM.		Registry if applicable	
<b>Non-Payment of fees</b>	<b>FormalSecure Property Management</b>  <b>Residents of Monument Chase</b>	<b>Not known</b>	<b>Low/Medium</b>	<b>Ensure robust financial planning in place.</b>  <b>Establish policies &amp; procedures for non &amp; late payment</b>  <b>Publish details on FSPM Website</b>	

<b>Area 2</b>					
<b>Potential Risk</b>	<b>Who is at Risk?</b>	<b>Existing Control Measures</b>	<b>Risk Rating</b>	<b>Preventative Measures</b>	<b>Responsibilities</b>
Vehicle accidents relating to vehicular access to Deadwater Valley Nature Reserve	Any person using the area due to it being a public open space	Nil	Low	Consider signage	
<b>Falls from height relating to trees</b>	<b>Children at play climbing trees</b>	<b>Nil</b>	<b>Medium</b>	<b>Consider placing signs in relevant areas</b>	
	<b>Contractors employed to manage FSPM Trees</b>	<b>Contractors should be issued with PPE. This is a legal requirement upon the contractors.</b>	<b>Medium</b>	<b>Ensure Contractors have relevant certification and training for task in hand.</b>	
Falling branches	General Public and residents Bodily injury up to and including fatal.	Not Known, yet to date there does not appear to have been a regular tree management plan. This may be heightened due to extreme summer weather in 2025.	Medium	Implement a comprehensive Tree Management Plan to include a rotational rota of lopping and pruning.	
<b>Falling trees &amp; Large branches</b>  This is currently increased due to a lack of care under former Directorship, especially in times of storm or high winds.	<b>General Public and Residents</b>	<b>Not Known, yet to date there does not appear to have been a regular tree management plan.</b>	<b>Medium</b>	<b>Implement a comprehensive Tree Management Plan to include a rotational rota of lopping and pruning.</b>	
	<b>Residents property within Monument Chase</b>	<b>Not Known, yet to date there does not appear to have been a regular tree management plan.</b>	<b>Medium</b>		
	<b>Vehicles using Monument Chase</b>	<b>Not Known, yet to date there does not appear to have been a regular tree management</b>	<b>Medium</b>		

		<b>plan.</b>			
	<b>Surrounding highway furniture</b>	<b>Not Known, yet to date there does not appear to have been a regular tree management plan.</b>	<b>Low</b>		
Falling tree debris Leaves, small branches and fruits	Bodily injury to persons although less significant injury than if larger branches involved	Not Known, yet to date there does not appear to have been a regular tree management plan. This may be heightened due to extreme summer weather in 2025.	Medium/High	Visual inspection of amenity areas.	
	Damage to Vehicles		Medium/High	Liaison with ground maintenance contractors	
<b>Slips on grassy slopes, especially during inclement weather</b>	<b>Public using the open spaces</b>  <b>Contractors</b>	<b>Not known</b> <b>Hazard may be increased in autumn due to extensive fallen leaf coverage</b>	Low/Medium	<b>Consider placing signs in relevant areas warning of the potential hazards.</b>  <b>Include leaf clearance in grounds maintenance contract</b>	
Slips, trips or falls from uneven terrain	Public using the open spaces  Contractors	Not known Hazard may be increased in autumn due to extensive fallen leaf coverage	Low/Medium	Consider placing signs in relevant areas  Include leaf clearance in grounds maintenance contract	
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Falls relating to wildlife digging holes	Public using the open spaces	Not known Hazard may be increased in	Low/Medium	Consider placing signs in relevant areas	

	Contractors	autumn due to extensive fallen leaf coverage		Include leaf clearance in grounds maintenance contract	
<b>Fire - Property</b>	<b>Surrounding properties</b>	<b>This may be heightened in times of extreme summer weather.</b>	<b>Low</b>	<b>Regular litter sweeps especially in times of extreme heat.</b>  <b>Consider signage</b>	
<b>Fire - Environment</b>	<b>Deadwater Valley Nature Reserve</b>	<b>This may be heightened in times of extreme summer weather.</b>	<b>Low</b>		
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				<p><b>deterrent.</b></p> <p><b>Consider legal action against anyone identified as being responsible for dumping waste</b></p>	
	<p><b>Those working within the area, through activities such as grounds maintenance</b></p>	<p><b>Contractors will have own issued PPE and policies and procedures for minimising impact of fly tipping.</b></p>	<p><b>Low</b></p>	<p><b>Ensure Contractors are issued with PPE.</b></p> <p><b>Provide opportunity for Contractors to report fly tipping to FSPM.</b></p>	
<p>Neighbourhood conflict due to neglect of area management</p>	<p>Due to history of FSPM to properly manage amenity land, residents have previously removed trees on own accord.</p>	<p>Not known</p>	<p><b>Medium</b></p>	<p>Ensure that a considerate and regular tree maintenance plan is put in place to minimise potential for conflict.</p> <p>Risk will be lowered with communication and consideration for neighbours.</p>	
<p><b>Disease to trees</b></p>	<p><b>Risk of tree felling if unmanaged</b></p>	<p><b>Not Known. Highly unlikely that anything is presently in place.</b></p>	<p><b>Low</b></p>	<p><b>No trees of concern on initial inspection, however, a regular, robust tree management plan needs to be established as soon as Practicable.</b></p>	
	<p><b>Risk of serious environmental impact on local nature reserve, Deadwater Valley, if identified and not managed.</b></p>			<p><b>However, given that this has not been in place to date, there may be a need to have multiple trees lopped in early days prior</b></p>	

				<p><b>to being able to establish the management plan. This may result in financial implications to residents in the short term.</b></p> <p><b>Link in with Deadwater Valley staff to keep up with local threats, this could increase opportunities to have trees monitored from a distance.</b></p>	
Infection from animal faeces	Children	Nothing in place to prevent such occurrence. Risk is extremely minimal and should not impact FSPM unless dog fouling becomes a problematic issue.	Low	Consider signs, which could include directions to local waste bins, installing dog waste bag station.	
	Those working on area maintenance		Low	Consider signs, which could include directions to local waste bins, installing dog waste bag station. Contractors should have own PPE for such occurrences.	
<b>Stings, scratches and cuts</b>	<b>General Public</b>	<b>General maintenance currently contracted to Pic-a-Lily. This expires at end of 2025.</b>	<b>Low</b>	<b>Include in maintenance contract, however, consideration should be given to enhancing these sites for maximising local wildlife and fauna.</b>	
Non-Payment of fees	Formalsecure Property Management  Residents of Monument Chase	Not known	Low/Medium	Ensure robust financial planning in place.  Establish policies & procedures for non & late	

				payment Publish details on FSPM Website	
<b>Ivy Growth</b>	<b>Risk of damaging or killing trees if not managed.</b>	<b>There are signs that previously some trees had been attended to however, there is more work still to be done. Failure to manage the issue will increase the risk of tree toppling.</b>	<b>Medium</b>	<b>Identify and liaise with Grounds Maintenance contractors to either remove or manage.</b>	