



# JAPANESE KNOTWEED TO BE IGNORED

NATIONAL SPECIALIST CONTROL SERVICES

**JAPANESE KNOTWEED LTD**

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MANAGEMENT PLAN | SURVEY | TREATMENT | REMOVAL | GUARANTEE | INSURANCE

**Japanese Knotweed Ltd (JKL)** is the largest Japanese knotweed remediation company in the UK providing specialist services for the control and eradication of Japanese knotweed.

JKL is a private limited company, founded in 2010, working nationwide via three offices for the construction and facilities management industries, housing associations, local authorities, property maintenance and private property owners. On average, each year our staff deliver:

- **Over 7,000 herbicide visits**
- **150 excavation projects**
- **For over 9,000 commercial clients and private individuals**
- **On all sizes of projects from £500 to £1.5M**
- **Annual turnover up to £4M**

Thousands of residential homeowners and commercial clients turn to us as their go-to experts in the field of proven invasive weed management. Our services include:

**SURVEY** A site survey, carried out by our CSJK qualified surveyor to identify the presence of Japanese knotweed, and record the extent of an infestation so that we can recommend the right method of control.

**TREATMENT** We provide a range of in-situ treatment options. Our recommendations consider the local environment, the type of infestation, and any site requirements, which will be outlined to you in a Knotweed Management Plan, that comes with a Guarantee and Insurance option.

**EXCAVATION & REMOVAL** Excavation and removal of contaminated soils completely eradicates a knotweed infestation and enables any planned change of land use. Waste soils can be completely removed from site to a licenced landfill, or if suitable, can be sustainably managed on site.

We are a safety-first contractor, holding all required industry accreditations.



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[VISIT JAPANESEKNOTWEED.CO.UK](http://JAPANESEKNOTWEED.CO.UK)

Our operations are carried out in accordance to The Wildlife and Countryside Act 1981, The Environmental Protection Act 1990, EPA (Duty of Care) Regulations 1991 and all other relevant legislation, as well as the PCA, INNSA and E.A. Code of Practice guidelines.



## WHY CHOOSE US?

Choosing the right company to work with can be a tough decision. To make it easier, we recommend that, for complete peace of mind, you look for a company that can prove it is;

### 1. QUALIFIED

We are members of the Property Care Association (PCA). Our operatives hold PA1 and PA6 qualifications as well as holding licenses for working on water. We hold all required SSIP certificates such as CHAS and Constructionline Gold. All our surveyors are CSJK\* qualified.

CSJK\* Certificated Surveyor in Japanese Knotweed (PCA qualification).

### 2. EXPERIENCED

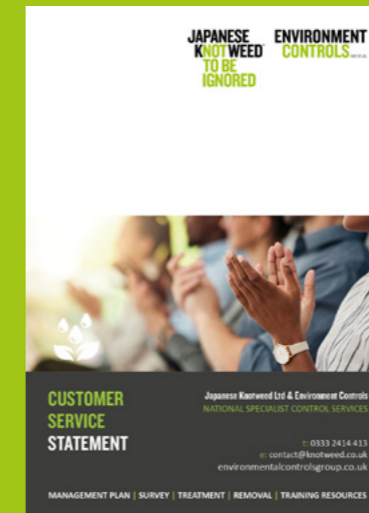
With over 350 years' combined experience in the industry, our teams possess extensive knowledge of Japanese knotweed and are highly proficient in identification, growth cycle, propagation and spread as well as environmental impact of invasive species. You will always receive the best professional advice from us. Our investment in IT technologies ensure we promise quality assurance and efficiency.

### 3. TRUSTED

Thousands of commercial clients and residential customers come to us as the largest Japanese knotweed specialist in the UK. They trust our exceptional customer service, as evidenced by over 1,000 5\* TrustPilot reviews. As a safety-first company we hold all major H&S accreditations, so we can implement safe-working for you, your staff and our teams when on your property or land at all times.

## THE PROOF

Click to download



Environment Controls is a trading name of Japanese Knotweed Ltd.

## WHAT IS JAPANESE KNOTWEED?

Scientific Name: *Reynoutria japonica*

Maximum Stem height: 3-4 m

**VIABILITY** Japanese knotweed is an invasive and resilient weed. Even after herbicide treatment has arrested the aerial growth, the rhizomes (roots) can remain in a viable state and may do so for up to twenty years. It can re-emerge and re-grow of its own accord at any time and especially if the contaminated ground is disturbed.

**ISSUES** If knotweed is left to grow untreated for a number of years it can spread, impeding amenity land use, increasing change of land use costs. Knotweed will exploit any weaknesses in structures, causing damage to buildings and infrastructures.

**GROWTH** Japanese knotweed does not produce viable seeds in the UK as we only have the female version. The rhizomes are the most fertile part of the plant and knotweed spread is by human disturbance and propagation of rhizome material. The rhizomes can typically spread as far as 3 metres laterally and up to 2-3 metres deep. Fragments of rhizome as small as 0.5g, the size of a little fingernail, can give rise to a new plant.

### THROUGH THE SEASONS

**SPRING** New growth emerges as rapidly growing soft red/purple shoots reminiscent of asparagus spears. The stems are hollow and bamboo-like and can grow up to 10cm per day. This new growth forms dense thickets, known as stands. The leaves grow on alternate sides of the stem producing a zig-zag pattern in the stem. Japanese knotweed canes grow to around 3 - 3.5 metres tall. It will often form as a semi-dense stand of upright stems, with lush green foliage in the form of shovel shaped leaves up to 200mm long.

**SUMMER** Elongated clusters of small creamy-white flowers appear in summer.

**AUTUMN & WINTER** The canes die off and turn brittle. The crown and rhizome remain dormant throughout the winter, with the stems remaining erect if left undisturbed and unaffected by inclement weather.

## FREE IDENTIFICATION SERVICE

[CLICK FOR IDENT SERVICE](#)

Upload your photos online or email to: [ident@knotweed.co.uk](mailto:ident@knotweed.co.uk)

Correct identification of the plant will be emailed back within 12 working hours. If it's a positive identification, we will follow up to see if a survey and remedial works are required.



SPRING



SUMMER

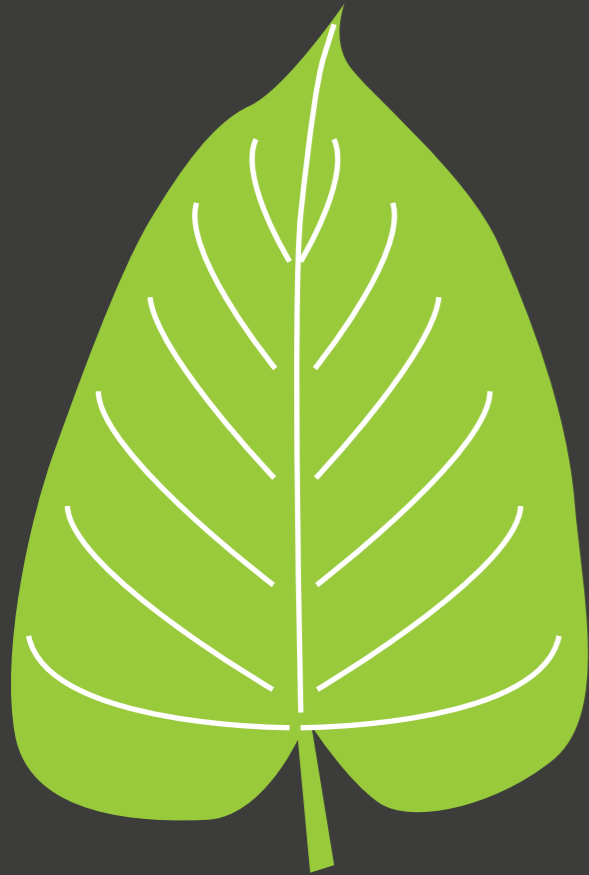


AUTUMN



WINTER

# KNOTWEED VARIATIONS



15 - 40cm

## GIANT KNOTWEED

**PLANT GROWTH:** Up to 4- 5m in height

**LEAF:** The leaf is broadly oblong-heart shaped at the base and feels quite delicate with a furry lower side.



Up to 23cm

## BOHEMIAN KNOTWEED

**PLANT GROWTH:** 2.5 to 4m in height

**LEAF:** Typically a heart shaped leaf with a slightly lobed base. Can have a textured surface and sometimes.



10 - 17cm

## JAPANESE KNOTWEED

**PLANT GROWTH:** 3 to 3.5m in height

**LEAF:** Shovel shaped leaf flattened at the base, feels quite tough to the touch with a smooth lower side.



10 - 20cm

## HIMALAYAN KNOTWEED

**PLANT GROWTH:** 2 - 3m in height

**LEAF:** Longer narrow leaf tapering to a long point. Frilled edges and pink-red central midrib. Higher density of leaf veins.

## DWARF JAPANESE KNOTWEED

**GROWTH:** The plant grows up to 1 - 1.8m in height

**LEAF:** A dwarf form of Japanese knotweed. Leaves have crinkled edges, a leathery texture, reddish veins and are often curled into a concave form.



## HOW SERIOUS IS KNOTWEED?

### LEGAL OBLIGATIONS FOR HOMEOWNERS

The Wildlife and Countryside Act 1981 provides the primary control for the release of non-native species into the wild in Great Britain. It is an offence under Section 14(2) of the Act to “*plant or otherwise cause to grow in the wild*” any plants listed in Schedule 9, Part II.

If you own or manage property or land affected by Japanese knotweed, you are responsible for its control. Failure to do so could lead to unwanted disputes, substantial fines, or even imprisonment. We can help avoid that!

### BUYING AND SELLING

Knotweed can pose a problem when applying for a mortgage, however an Insurance Backed Guarantee is the most widely accepted product by major UK lenders. When buying a house, the seller is required to disclose on a TA6 form whether the property is affected by Japanese knotweed. If you have bought a house that is affected, and you are able to show that the seller did not disclose this at the point of selling, you can claim for misrepresentation against the seller. As experts in the field we can assist with advice on legal claims regarding Japanese knotweed.

### MANAGING SPREAD

If Japanese knotweed is allowed to spread beyond the property boundary, even if just the underground rhizome of the plant is found to have spread from one property to another, this is deemed as encroachment. Actionable private nuisance claims can be served against persons found responsible for having allowed or caused encroachment to take place.

### POTENTIAL DIMINUTION IN PROPERTY VALUE

Japanese knotweed can result in diminution in property value. The impact can vary depending on the extent of the problem off-set by the property desirability. Having a Knotweed Management Plan (KMP) in place is always recommended and will have a positive effect on any valuation.



# ENCROACHMENT

## LEGAL IMPLICATIONS

Allowing Japanese knotweed to spread onto another property can lead to legal claims against you by that property owner. It's important that Japanese knotweed is not ignored!

## HOW SERIOUS IS KNOTWEED?

### LEGAL OBLIGATIONS FOR COMMERCIAL

#### CONSTRUCTION COMPANIES

If Japanese knotweed is identified on a construction site - all works must immediately be put on hold, and the area cordoned off.

The plant's underground rhizome system is usually hidden, and therefore the knotweed contaminated ground is considerably greater than it appears from the aerial growth (shoots, stems and leaves).

Any disturbance to the rhizome will generate new growth, causing a wider spread of the plant and infested ground, thus increasing remedial and development costs. Ignoring knotweed can result in regrowth during or after construction, appearing through hard and soft landscape areas and even within the fabric of buildings themselves.

If a developer or land owner does not undertake the necessary due diligence and control of Japanese knotweed, they risk legal action for professional negligence, which obviously has an impact on land marked for development. As such a professional survey is recommended to confirm any potential issues.

#### LOCAL AUTHORITIES & PROPERTY MAINTENANCE

The presence of Japanese knotweed causes issues for local authorities, housing associations and companies responsible for land or property maintenance, as it can severely impact amenity spaces if left uncontrolled.

Japanese knotweed can grow in thick and tall clumps that result in restricted access to, and use of, amenity areas. Green or open spaces, sports pitches and hard surface areas such as pathways will require a long-term treatment programme to ensure knotweed growth is halted.

# NOT TO BE IGNORED



## DISPOSING OF KNOTWEED

### WASTE DISPOSAL REGULATIONS

Japanese knotweed waste material and soils cannot be composted, disposed of as general household waste, green waste, taken to the local tip or recycling centre. Doing so could lead to a fine or even being sent to prison.

The disposal of Japanese knotweed and other invasive weeds listed under section 14(2), schedule 9, part II of the Wildlife and Countryside Act, is legislated. Under the Environmental Protection Act, waste containing the propagules of these plants is classified as a controlled waste if removed from site of origin.

This requires the waste to be transported only on Environment Agency register waste carrier vehicles, and disposed of at specially licenced landfill sites (of which there are a limited number in the UK).

Where there is an option to retain or dispose of these wastes on site, it needs to be done in accordance to the Governments Regulatory Position Statement (RPS) number 178. This controls how the waste can be kept and disposed of on-site, with specification for burial, relocation and re-use given.

## OUR GUARANTEE & INSURANCE OPTION

On successful completion of our works we are happy in most instances to provide a guarantee. Additionally, as members of the PCA we can where required provide third party insurance on our guarantee. This insurance can be arranged via Quality Assured National Warranties (QANW). Our guarantee is typically for 5 or 10 years, with the insurance providing additional peace of mind that in the unlikely event the company ceases to trade, you can still make a claim under the terms of the original guarantee.

## **SITE SURVEY**

### **HAVE YOU GOT JAPANESE KNOTWEED?**

As an accredited contractor we provide Japanese knotweed surveys for residential and commercial properties. All surveys are carried out by one of our CSJK qualified surveyors who will identify and record any visible signs of knotweed on the property.

### **DETAILED REPORT**

The survey findings are detailed within a report that will go on to form a documented Knotweed Management Plan (KMP) for the property. This includes an assessment of the extent of the infestation, and severity of impact to the current or proposed future use of the property, which can include restrictions on maintenance and amenity use activities, and in rare cases material damage to structures.

You'll receive our recommendations for remedial works (e.g. herbicide treatment or excavation) along with our costs. If there are known change of land use proposals for the property, these will also be evaluated to decide the appropriate control method.

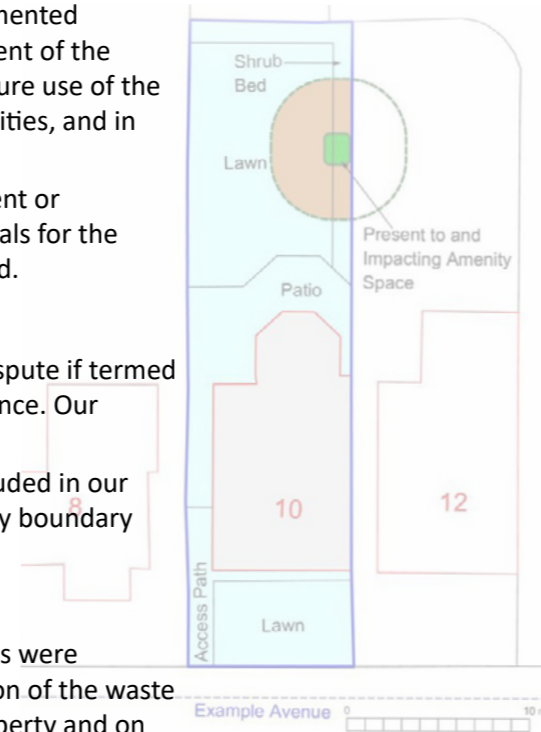
### **HELP WITH CLAIMS**

In some cases the presence of Japanese knotweed may be subject to a legal dispute if termed as encroachment (private nuisance), misrepresentation or professional negligence. Our assessment can be used in evidence for such claims.

Where Japanese knotweed is seen on a neighbouring property this will be included in our survey. Neighbouring knotweed if in particularly close proximity to the property boundary may be included in proposals for remedial work.

### **RECORDED EVIDENCE**

We also conduct surveys on completion of works, typically on construction sites where knotweed waste has been buried or relocated. The survey will show the position of the waste on site. Such records are important for future management and use of the property and on development sites the record is included in the Operational and Maintenance Manuals.



# **SURVEY**

JKL Surveyor - Eugene Duffy CSJK

### **COMMERCIAL SURVEY**

- Full site surveys conducted to establish problem and risk to your investment
- Assessment of the problem against any proposed development plans
- Remediation proposal issued within the Knotweed Management Plan (KMP)

### **RESIDENTIAL SURVEY**

- Ideal for home sellers & buyers and mortgage lenders of knotweed affected property
- A Japanese knotweed survey report includes our recommendations for the best methods of treatment or eradication
- Mapping and images of knotweed infestation

**CLICK TO BOOK A SURVEY**



## HERBICIDE TREATMENT PROGRAMME

### EFFECTIVE LONG-TERM CONTROL

Often the most cost-effective Japanese knotweed control method is a Herbicide Treatment Programme which involves a planned schedule of treatment visits, where herbicides are applied to the target plants. With sustained applications the herbicide can exhaust the plant bringing it under effective control and preventing its further spread. Adopting optimum herbicide dosage and controlled techniques provide the best results for you and the environment.

When planning a Japanese knotweed treatment programme, we consider:

- proximity of Japanese knotweed to watercourses and bodies of water
- sensitivity to proximity non-target vegetation (trees, plants and grasses)
- size of the infestation and density of the stand
- proximity of tree roots (if using residual herbicides)
- proximity of badger sets or other forms of protected wildlife.

We can apply herbicide treatment via:

- Knapsack spraying
- Stem injection
- Leaf wiping

### LIMITATIONS AND SOLUTIONS

In most situations (particularly with mature knotweed stands that possess visible crown material) herbicide control alone is unlikely to remove the viability from the underground rhizome system. Dense or deep rhizome may retain viability while being locked in a herbicide induced dormancy. Disturbance of the treated knotweed area even after successful completion of herbicide treatments can therefore result in re-growth. If the area of ground where the knotweed resides is likely to be disturbed we will recommend excavation.

## HERBICIDE APPLICATION

The application of any herbicides should be carried out in accordance to a BASIS guarantee and by persons with a recognised National Proficiency Test Council (NPTC) Certificate of Competence. This ensures the right herbicides are used and applied correctly. All our staff have the appropriate training and certification and conform to current legislation.

# HERBICIDE



## **KNOTWEED ON DEVELOPMENT SITES**

### **WORKING WITH COMMERCIAL CONSTRUCTION COMPANIES**

Contacting us for advice on knotweed management at the early stages in planning should be a prerequisite on any development site.

#### **KEEPING CONSTRUCTION MOVING**

Our excavation techniques are cost effective and solve every site's requirements, and where desirable allow material to remain on site and to be re-used. Our methods of control are low risk, efficient and designed specifically to keep your projects flowing.

#### **PROTECTING YOUR INVESTMENT**

To ignore invasive weeds on land that you've invested in for development, or to treat them incorrectly, can prove costly in the long term. By working with you at the earliest stage of knotweed identification, we can devise the most appropriate remediation solution based on the proposals for the site. Being fully compliant with legislation and codes of practice we ensure that your land can be remediated for its designated purpose.

#### **HEALTH & SAFETY**

As a safety-first company JKL is fully compliant with the relevant Health and Safety regulations, ensuring our staff are fully trained and our processes comply with H&S standards and legislation. Onsite inspections are carried out routinely.

- H&S is discussed at all management meetings
- Our H&S Committee meets regularly throughout the year
- We have an annual review with our H&S providers

#### **SOLUTIONS FOR BROWNFIELD SITES**

Whether you are at the pre-purchase stage, or have already invested in a brownfield site we can ascertain via survey whether it is contaminated with knotweed or other invasive weeds, asbestos or heavy metals. We can provide the best solution for the site's intended usage.

## **WATCHING BRIEF**

At Japanese Knotweed Ltd, we are fully equipped and highly trained to deal with Japanese knotweed removal. In some situations, where the client has machinery and labour on-site, we can provide site supervision.

# CONSTRUCTION



## EXCAVATION METHODS

### OUR FIVE EXCAVATION OPTIONS (Full details online)

Excavation is the best solution to permanently remove knotweed, as it enables change of land use plans and avoids costly delays to building projects. The method and waste disposal will depend on site access, development timescales and the proposed development's plan.

#### 1. FULL EXCAVATION AND REMOVAL TO LANDFILL

Provides complete and permanent eradication of Japanese knotweed, allowing unimpeded use of the site. Although the least sustainable of our methods, we focus on reducing quantities of waste removed to landfill.

#### 2. REDUCED LEVEL EXCAVATION AND ROOT BARRIER CAPPING

In some situations it may be possible to excavated to a set depth, and then use root barriers to cap and retain any further deeper knotweed contaminated ground. Expert installation and bonding ensures the complete integrity of the barrier, so the contained non-excavated knotweed is sustainably remediated on site.

#### 3. DISPOSAL OF EXCAVATED WASTE ON SITE AS A CELL-BURIAL

This option allows fully sustainable disposal of the excavated waste on-site in accordance to Government RPS 178. A deep receival pit is excavated, and the knotweed waste is deposited within the pit, encapsulated in root barrier, which is referred to as the cell.

#### 4. SIFTING OF EXCAVATED WASTE

Sifting of the excavated knotweed waste soils can be used to lessen the volume of knotweed material within them. This method however cannot be guaranteed to remove all knotweed rhizome but reduction in the growth potential following sifting makes these soils more re-useable on site, either in burial or relocation for monitoring.

#### 5. RELOCATION OF EXCAVATED MATTER

In some situations it may be possible to relocate knotweed from an undesirable location to another location as a formed stockpile or landscape bund, where it can be treated long term with herbicides. Once the knotweed growth has been controlled the relocated area can be carefully seeded or planted.



# EXCAVATION

## RECORDING THE LOCATION

The dimensions, depth and location of a cell-burial are recorded with the Knotweed Management Plan (KMP) for the site. The KMP should be included in the Operations and Maintenance Manuals for any development site.

## **CONTAMINATED WASTE REMOVAL**

### **REMOVAL OF JAPANESE KNOTWEED AND OTHER CONTAMINANTS**

#### **LEGISLATION**

The Environment Agency (EA) deem any ground containing knotweed plant material, even after a specialist has completed successful herbicide treatments, to still potentially contain viable knotweed and be treated as knotweed contaminated.

Under the Environmental Protection Act 1990 waste containing the propagules of any invasive weeds listed under schedule 9, part II of the Wildlife and Countryside Act, including knotweed, will be classed as controlled waste if removed from site.

This requires waste removal via EA registered waste carriers only to a landfill site fully EA licensed to receive and dispose of Japanese knotweed and other listed invasive weeds. On completion a full duty of care waste tracking record is provided.

#### **CLEARING CONTAMINATED GROUND**

Clean (inert) non-active soils which contain knotweed can be removed from site under controlled waste classification. However, this needs to be pre-qualified and the landfill supplier will normally need sight of a chemical soil analysis test to verify that no other contaminants or active soils are present.

We can undertake the soil sampling and provide the test results for soil contaminants such as asbestos, petroleum hydrocarbons or heavy metals. The tests will qualify the waste type, and if hazardous levels of contaminants are found further Waste Acceptance Criteria (WAC) tests will be required and undertaken before the landfill can accept to receive and dispose of them.

Whether it's Japanese knotweed waste, or contaminated hazardous soil we can dig and remove it from site for you!



**Waste materials from invasive species, such as Japanese knotweed is classed as “controlled waste” and can only be removed by companies licenced to do so.**

# **WASTE REMOVAL**

## **FULLY LICENCED**

Waste materials removal from site will always be a last resort, but if this is the best option for you, we are fully licenced to do so under current landfill site regulations.

## **LAND REMEDIATION RELIEF (LRR)**

### **FINANCIAL INCENTIVE FOR LAND OWNERS/ INVESTORS**

#### **LRR IS NOT TO BE IGNORED!**

Originally LRR was designed to encourage investment in land that was previously derelict or contaminated so it can be made purposeful again. It is a generous tax incentive intended to promote the remediation and development of land and buildings affected by Japanese knotweed or chemical contaminants such as asbestos. It helps offset some of the cost of remediation services (which can include man hours on the project, such as the Project Manager) through capital gains tax relief.

#### **WHO CAN CLAIM?**

LRR can be claimed by property owners, investors and developers dealing with Japanese knotweed or contaminated grounds. The claimant must be the owner (adopter) at the time of the works and pay capital gains tax.

Successful claims can result in capital gains tax refunds on qualifying work values of up to:

- **150% for the land owners**
- **50% for developers**

However, many property owners are either not aware of the scheme, or not clear of the qualifying criteria for making a claim, and could be missing out on this valuable cash-back incentive!

Claims can be made that continue year-on-year for on-going treatments, and can be claimed retrospectively up to 3 years.

#### **HOW TO MAKE A CLAIM?**

We have partnered with Fortus, a leading firm of Accountants and Business advisors with a specialist Land Remediation Relief team consisting of Qualified Tax Experts & RICS Chartered Surveyors to ensure you get the best advice and assistance with making a Land Remediation Relief claim. Their team will work in partnership with ours to help unlock the significant tax benefits your business may be entitled to.



# TAX RELIEF

## **PROFESSIONAL ADVICE**

Contact our team to kick start the process, quoting this code in your email  
**LRR2022 [contact@knotweed.co.uk](mailto:contact@knotweed.co.uk)**

## TRAINING SERVICES

Training is important for teams to continue to learn and develop, keeping skills and knowledge up to date so you are able to practice safely and effectively.

Training is provided by our in-house specialist who holds a CSJK qualification, is a member of the BASIS professional register, and qualified in hard surfaces, and invasive and injurious weeds. Modules can be in the form of an online informative presentation or more formal CPD style training either via a Teams meeting or face to face sessions.

### BESPOKE MODULES & CERTIFICATION

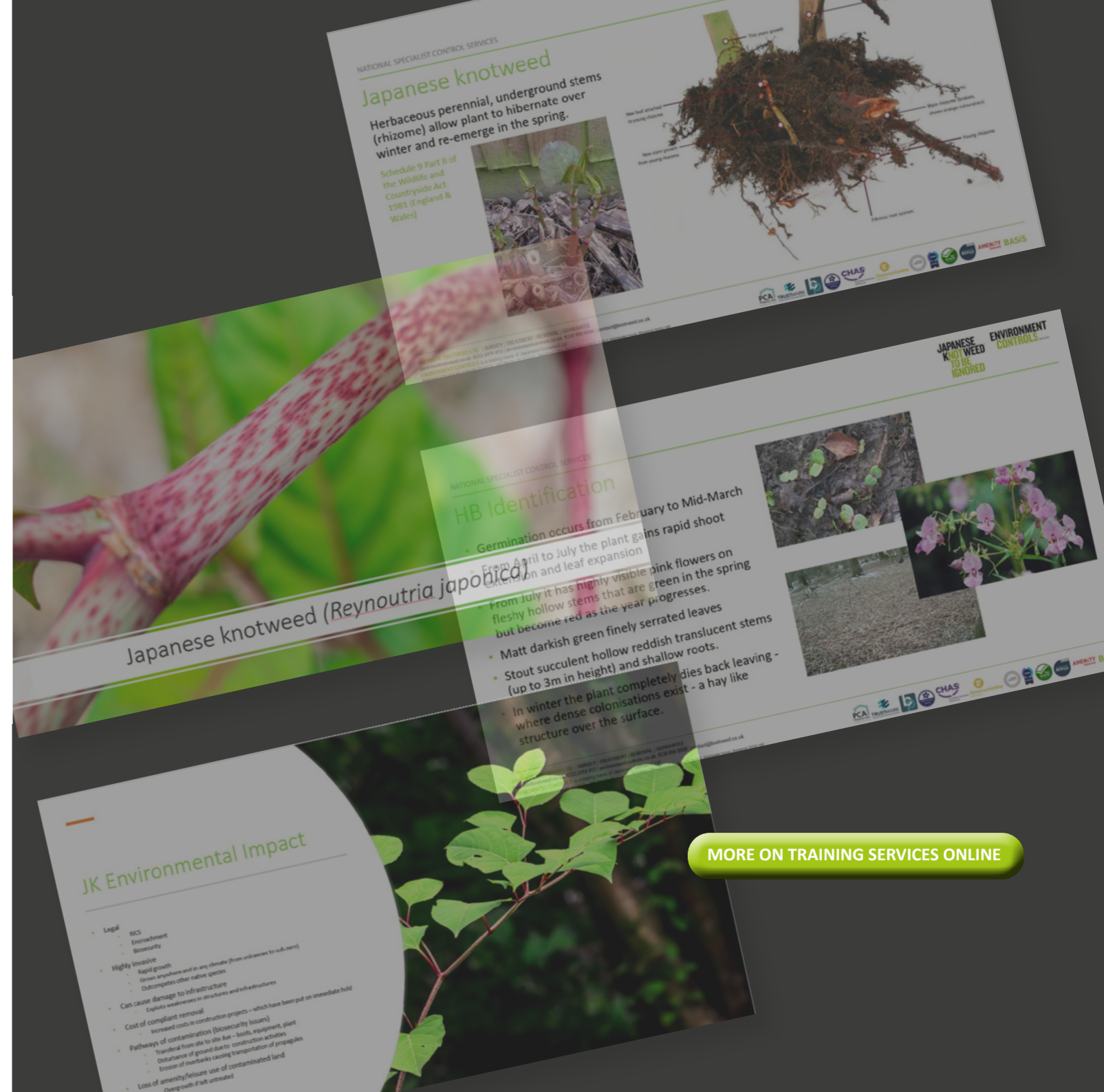
Most training modules will be created bespoke to your requirements, and on request we also supply a post training questionnaire (online) with a digital certificate on successful completion. Following an initial discussion to ascertain the level of training required, a full quotation for this service can be provided.

Typically most of our training modules cover the following topics:

- Invasive species including aquatic weeds
- Identification
- Implications of an infestation
- Environmental impact
- Noxious weeds and advice on safe handling
- Advice on public and environmental safety

### OUR MOST POPULAR MODULES

Most companies have requirements for species identification, even if they have qualified environmental teams surveying property or land, often seasonal identification can be extremely useful. Our **Seasonal Identification** and **Toxic Weeds** modules show what each species looks like through its seasonal lifecycle, and how to identify the UK's most noxious species, as well as tips on biosecurity.





## NOT JUST KNOTWEED!

VISIT ENVIRONMENT CONTROLS

Environment Controls is part of Japanese Knotweed Ltd.

Through our sister brand our specialist control services are ideal for; Invasive Native and Non-Native Weeds (INNS), aquatic weeds, invasive species, amenity weed management, and removal of asbestos contaminated soils.

- Amenity weed control - our Integrated Weed Management (IWM) approach is ideal for Local Authorities and Housing Associations.
- Construction industry solutions - keeping projects moving when infestation hits.
- Ground contaminated removal - complete eradication of asbestos, heavy metals or hydrocarbons.
- Training services - identification of invasive species, aquatic and toxic plants.

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[environmentcontrols.co.uk](http://environmentcontrols.co.uk)

