



# JAPANESE KNOTWEED TO BE IGNORED

NATIONAL SPECIALIST CONTROL SERVICES

**JAPANESE KNOTWEED LTD**

t: 0333 2414 413

e: [contact@knotweed.co.uk](mailto:contact@knotweed.co.uk)

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

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

**Specialist services for the control of Japanese knotweed.**

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**

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



# DISCOVER

WHAT IS **JAPANESE KNOTWEED?**

HOW SERIOUS IS **KNOTWEED?**

**KNOTWEED SURVEY**

**HERBICIDE TREATMENT PLAN**

**KNOTWEED EXCAVATION**

**KNOTWEED & CONSTRUCTION**

**TRAINING SERVICES**

## OUR OFFICES

**SOUTHAMPTON:** Unit 13A Westlink, Belbins Business Park, Cupernham Lane, Romsey, Hampshire, SO51 7JF.

**LONDON:** Japanese Knotweed Ltd, Parkshot House, 5 Kew Road, Richmond, London TW9 2PR.

**MANCHESTER:** Japanese Knotweed Ltd, Ivy Mill, Crown Street, Manchester M35 9BG.

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, INNNSA and E.A. Code of Practice guidelines.

## IDENTIFY **TREAT** REMOVE

### IDENTIFICATION

Our online identification tool is easy to use and provides a quick response so you will know whether you have a knotweed problem or not.

### SURVEY

A site survey carried out by our qualified and highly experienced surveyors will identify any Japanese knotweed and its locations as well as the extent of the issue, which is provided in a detailed report.

### TREATMENT

The next step is to determine the best option of treatment or removal (or both), all of which is outlined in a comprehensive plan and quotation for the works. We will advise and guide you through the process, whether it's a longer term herbicide treatment plan or complete excavation and removal. 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.

### KNOTWEED REMOVAL

Japanese knotweed removal is usually done via excavation. The appropriate method usually depends on the growing season of this invasive plant, property or site access, and often the type of site and any environmental considerations required, such as protected species or underground infrastructure. All knotweed material and soils will be removed to a landfill licensed to receive noxious waste.

### TRAINING

Continuous improvement is vital for any company. Our range of training modules provide information on how to identify Japanese knotweed, and keep teams up to date with latest legislation. Our online, webinar and face to face training modules are used by ecologists, surveyors and the construction industry to ensure staff safety.

# SPECIALIST **CONTROL** SERVICES

[CLICK FOR IDENT SERVICE](#)



## WHY THOUSANDS 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 requiredSSIP 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

DOWNLOAD COMPANY BROCHURES

*“Absolutely excellent service and communication. Would recommend this company’s services without hesitation. Thanks again for your speedy and efficient service.” [Residential customer]*

*“Delivered the works safely and ahead of original programme, I feel this is down to there organisational skills and problem solving.” [Commercial client]*



## ABOUT JAPANESE KNOTWEED

Scientific Name: *Reynoutria japonica*

Maximum Stem height: 3-4 m

Japanese knotweed is an invasive and resilient plant. 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. Fragments of rhizome as small as 0.5g, the size of a little fingernail, can give rise to a new plant.

In the UK, we only have the 'female version' of the plant, so spread is not via seed dispersal but by rhizomes. The rhizomes or 'creeping rootstalk' form horizontal underground plant stems producing shoots and root systems that form new plants. These rhizomes can typically spread as far as 3 metres laterally and up to 2-3 metres deep.

Key features of knotweed are the zig-zag stem structure, 'shovel' shaped leaves up to 20cm long and white flowers that emerge in summer. The stems can grow up to 7ft high.

Knotweed causes damage by exploiting any weaknesses in structures, growing through gaps or cracks, damaging buildings and infrastructures.

### 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 of upright stems with lush green foliage.

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

**AUTUMN** The leaves turn a golden orange colour before dying off, leaving just the bare stems.

**WINTER** In winter knotweed looks completely different with only dark brownish red stems being visible above ground. The canes die off and turn brittle. The crown and rhizome remain dormant throughout the winter, with the stems remaining erect if left undisturbed.

# WHAT IS JAPANESE KNOTWEED?

ALL ABOUT JAPANESE KNOTWEED



SPRING



SUMMER



AUTUMN

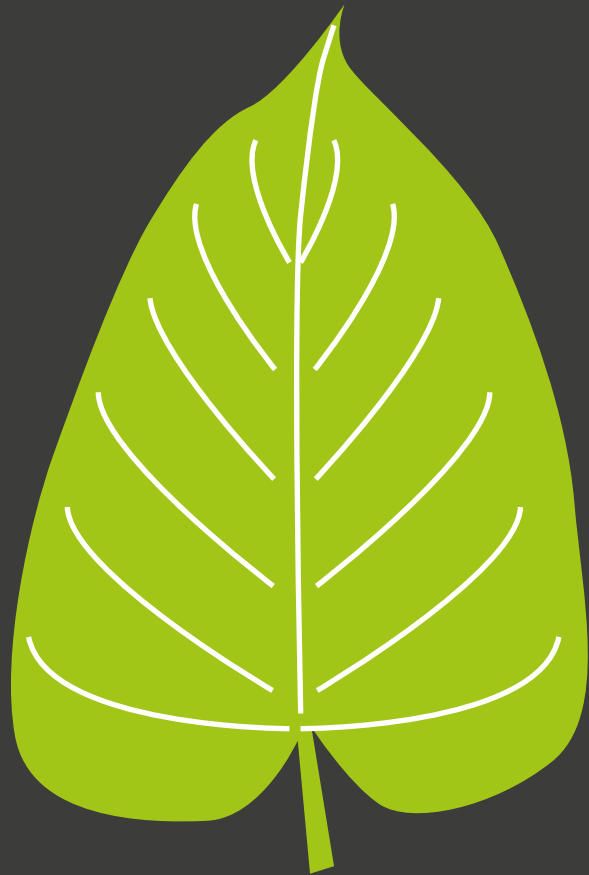


WINTER



# WHAT IS JAPANESE KNOTWEED?

# KNOTWEED VARIATIONS



15 - 40cm



Up to 23cm



10 - 17cm



10 - 20cm

## 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.



## 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.

## 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.

## 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.

## 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.

## LEGAL IMPLICATIONS 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.

### OWNING A PROPERTY WITH KNOTWEED

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 & AVOIDING ENCROACHMENT

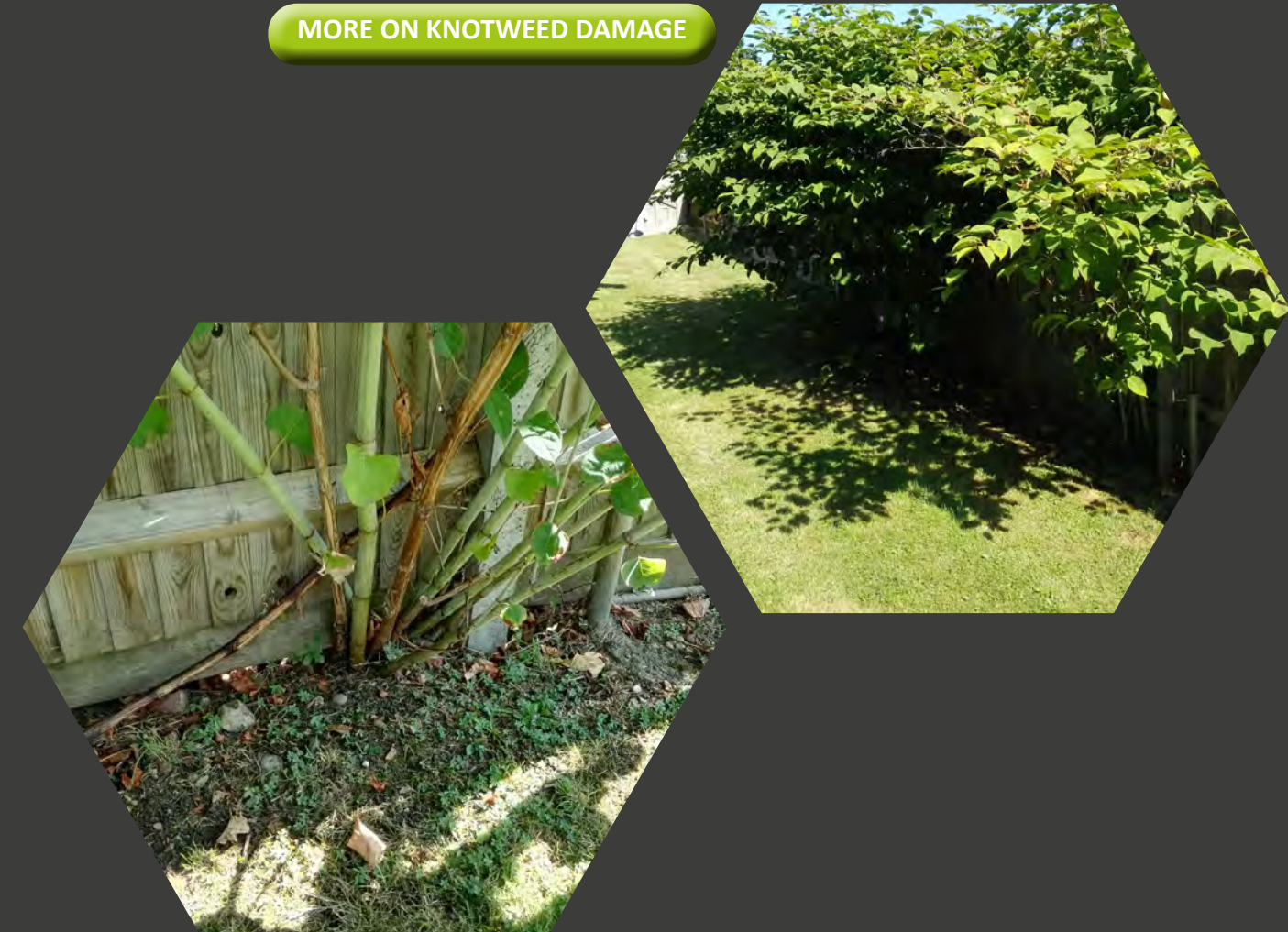
If Japanese knotweed is allowed to spread beyond the property boundary, even if just the underground rhizome of the plant is found to have spread from one property to another, this is deemed as encroachment. Actionable private nuisance claims can be served against persons found responsible for having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

# HOW SERIOUS IS **KNOTWEED**?

[MORE ON KNOTWEED DAMAGE](#)





## LEGAL IMPLICATIONS FOR **COMMERCIAL BUSINESS**

### CONSTRUCTION

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. 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 does not undertake the necessary due diligence and control of Japanese knotweed, they risk legal action for professional negligence.

### COMMERCIAL PROPERTY OWNERS

If left untreated knotweed will create thick screens of bamboo-like growth. It is highly resistant and can't be killed with conventional means such as pulling or strimming. Knotweed can damage buildings and underground drainage systems in its search for water - as it grows it will creep through any crack or gap in the ground, damaging parking spaces and pathways. It can also pose a health-and-safety risk to consumers by blocking off or creating uneven hard surface areas.

### COMMERCIAL LAND OWNERS

To ignore knotweed on land that has been invested in for development or to incorrectly treat knotweed, can prove costly in the long term. We devise the most appropriate remediation solution based on the proposals for the site. Our methods are fully compliant with legislation and codes of practice and ensure that the land can be remediated for its designated purpose.

### FACILITIES MANAGEMENT

Our weed control services are the ideal cost effective solution for property management companies that are required to keep areas of access clear of weeds. We also work with property and facilities management companies in the same way. As their approved contractor we control invasive weeds on land that is under their management. The Resident Management Company (RMC) approves the costs for such services to be included in the Service Charge budget so it is important they can rely us to get it right. We can provide the service and the report (Knotweed Management Plan), to keep both clients and residents happy.

# HOW SERIOUS IS **KNOTWEED?**

MORE ON COMMERCIAL SERVICES





# JAPANESE KNOTWEED TO BE IGNORED

JAPANESE KNOTWEED LTD

## DISPOSING OF KNOTWEED

Waste materials from invasive species, such as Japanese knotweed is classed as “controlled waste” and can only be removed by companies licensed to do so. We are fully licensed to dispose of knotweed and contaminated waste soils to a landfill suitably licensed to receive it.

### WHAT NOT TO DO

Japanese knotweed waste material and soils cannot be disposed of in the countryside, 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.

Knotweed cuttings or waste material cannot be burnt, boiled or bleached.

### LEGISLATION

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 licensed 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.

# HOW SERIOUS IS **KNOTWEED**?



**KNOTWEED & THE LAW**

# JAPANESE KNOTWEED TO BE IGNORED

## FIND OUT IF YOU HAVE KNOTWEED

Find out if you have knotweed. If you suspect you may have Japanese knotweed on your land or property, we can help. If you know you have knotweed we can help. As a fully accredited contractor, we provide a thorough Japanese knotweed survey service for residential homeowners, businesses authorities and commercial developers.

### HOMEOWNERS SURVEY

If you are selling or buying a property that you suspect is affected by Japanese knotweed, it's advisable to get a pre-purchase or pre-sale survey of the property. Getting a survey will enable you to fully understand the level of infestation that is on the property. If you're buying, it will enable you to make an informed decision, and if you are selling - you can have a Knotweed Management Plan (KMP) in place.

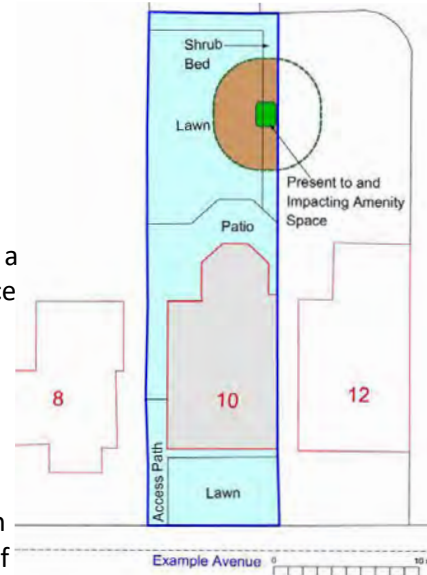
A Knotweed Management Plan (KMP) is a prerequisite for house buying and selling where the property in question is affected by Japanese knotweed, as most mortgage lenders will insist on proof that there is a KMP in place. The Environment Agency also states that once you find Japanese knotweed on a development site, it is essential that you set up some form of KMP.

### COMMERCIAL SURVEY

Japanese knotweed can cause construction to grind to a halt and cause multiple headaches for developers and landowners. We work with construction, commercial companies and developers to ensure that Japanese knotweed infestations are dealt with quickly and efficiently, but will full regard to compliant practices.

Our fully accredited team will carry out full site surveys to establish problem and risk, assess the problem against any proposed development plans and will issue a remediation proposal in addition to our in-depth excavation, or treatment proposals outlined in the KMP.

## JAPANESE KNOTWEED LTD



# KNOTWEED SURVEY

BOOK A SURVEY





## LONG-TERM KNOTWEED CONTROL

Often the most cost-effective Japanese knotweed control method is a Herbicide Treatment Plan which involves a planned schedule of treatment visits, where herbicides are applied to the target plants.

### HOW IT WORKS

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 and is better for the environment.

### BEST PRACTICE

When putting the plan together, 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.

### METHODS OF 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.

We can apply herbicide treatment via:

- Knapsack spraying
- Stem injection
- Leaf wiping

# HERBICIDE TREATMENT PLAN

MORE ON HERBICIDE TREATMENTS





# KNOTWEED EXCAVATION

## OPTIONS FOR REMOVAL & DISPOSAL

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.

### 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.

### 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.

### 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.

### 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-usable on site, either in burial or relocation for monitoring.

### 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.



[MORE ON EXCAVATION](#)

# KNOTWEED EXCAVATION

## SPECIALIST METHODS OF EXTRACTIONS

In some instances it is necessary to adopt a somewhat gentler method of knotweed removal. We use an Air-Spade and Vacuum extraction as these are not as invasive a technique as excavation.

### AIR-SPADE EXTRACTION

An Air-Spade is a compressed air jet tool we typically use for extracting invasive plants rhizomes/ roots from ground where mechanical digging is difficult, unsafe, or prohibited due to the presence of underground services or tree roots (from trees to be retained). The advantages of using Air-Spade:

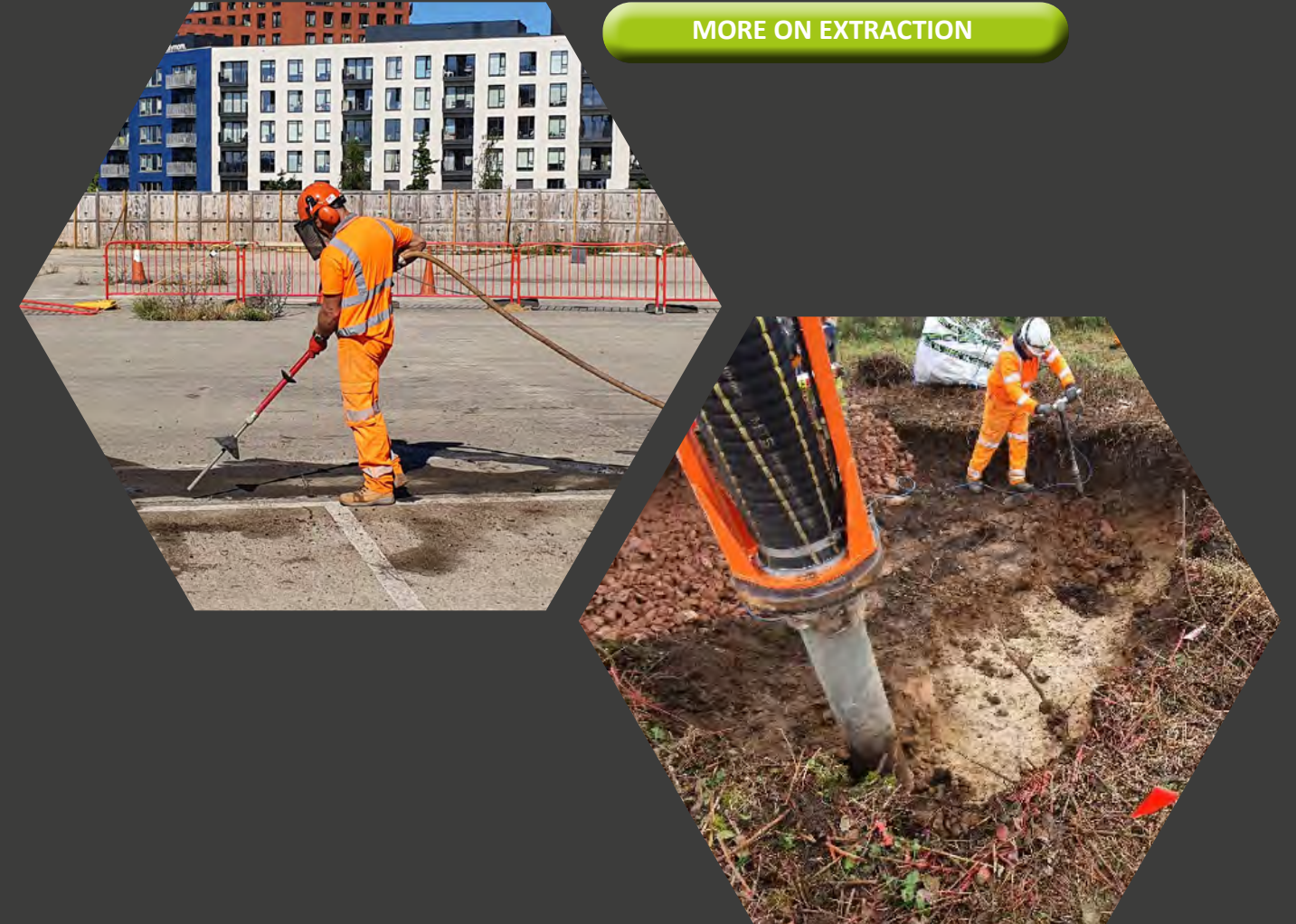
- Faster and less strenuous than hand excavation.
- No sharp metal edges.
- Harmless to buried, solid objects such as pipes, cables, lines, vegetation and tree roots.
- Enables hard and rocky surfaces to be excavated.
- Breaks soil into small particles.

### VACUUM EXTRACTION

Vacuum excavation involves the use of suction generated by a vacuum lorry delivered via an air lance in order to agitate and remove material (typically soil, earth or water) from the ground. Compressed air is directed through an insulated air excavation lance to loosen, agitate, or aerate the ground initially. The loosened debris is then safely removed by the vacuum.

The vacuum extraction method is used when we need to work around infrastructure or natural habitats. Using less equipment and vehicles on site also reduces our carbon footprint. Being able to work around trees and live utilities without risk of harm or strike makes it a safer and more sustainable option that is kinder to the environment. It is generally a quicker and more efficient method of knotweed removal as it limits disruption to local residents, businesses and services.

[MORE ON EXTRACTION](#)





## **KNOTWEED ON DEVELOPMENT SITES**

Japanese knotweed can cause a major headache for construction and developers. It will bring development projects to a halt.

### **WE KEEP CONSTRUCTION MOVING**

As a safety-first company, Japanese Knotweed Ltd 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. Our commercial services for construction and developers are cost effective and solve every site's requirements. Our methods of control are low risk, efficient and designed to keep your projects flowing. We offer a full range of services including:

- Full survey and report
- Knotweed Management Plan
- Insurance Backed Guarantee option
- Knotweed treatment
- Various excavation methods including vacuum extraction
- Live from field reporting
- Full works and waste tracking records
- Site supervision

Our teams 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 to enable them to carry out the works in a safe and compliant manner.

### **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 Japanese knotweed. Contamination is a concern for remediation of these sites, but does not mean you should not consider investing. If Japanese knotweed is found we can excavate and remove it for you so your plans can proceed.

### **TAX RELIEF INCENTIVE**

You may qualify for a Land Remediation Relief tax application on current projects or historic projects up to 3 years. Contact us to kick start the process, quoting this code in your email LRR2022

# **KNOTWEED & CONSTRUCTION**





## KNOTWEED IDENTIFICATION TRAINING

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. We provide 3 delivery options:

- Pre-recorded presentation – train when you want to
- Live online 40-60 minute session with Q&A and certification
- Face to face half or whole day session

If required we can provide after-training test(s) and certificate to attendees who pass. Please use this form to send an enquiry to the team and to receive our pricing list.

### 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 knotweed topics:

- About Japanese knotweed
- Knotweed identification
- Implications of a knotweed infestation
- Environmental impact of knotweed

Here's what ByrneLooby had to say about their company wide sessions: *"The two training sessions were very useful and interesting. Personally I have learned more in those two sessions than in my entire working life. I believe that a lot of people across ByrneLooby felt the same. A massive thank you to you guys for putting the sessions on."*

# TRAINING SERVICES

MORE ON TRAINING SERVICES





## 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.

t: 0330 056 8880 e: [contact@knotweed.co.uk](mailto:contact@knotweed.co.uk)

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

