



Date: 15/10/2025
Quote: WD000249
WDTC747

We are a North West based company specialising in the control and management of Japanese Knotweed and its hybrids. We also deal with the ever growing problem of other schedule 9 plants such as Giant Hogweed and Himalayan Balsam. From our offices in Manchester we operate a Nationwide service to give you a rapid solution to your invasive weed problem.

We have methods that have been proven Over the years we have studied the habits and reaction of Japanese knotweed to the herbicides applied. We know which chemical to use and the concentration at which it should be applied. Timing of treatments is also crucial in gaining the most effective results.

Pricing: Each knotweed infestation is unique and our certified surveyor will visit the site to give advice and a quotation for knotweed management. Long term eradication of Japanese knotweed can be difficult to achieve so we will usually make a list of recommendations for best results.

Respect for the environment: Our methods cause minimum harm to the environment Our workforce are fully qualified knotweed technicians who each have PA1, PA6A, PA6AW, PA6D certificates and are well trained in chemical handling.

Weedtec Limited are members of the Property Care Association Invasive weeds Group, Accreditation to this scheme demonstrates our professionalism within the industry. Trustmark is a government endorsed scheme ensuring contractors have been vetted and approved to a high quality of service.

NPTC's aim is to promote competence and professionalism within the workforce of the land based and related industries by the encouragement of continuous learning and the recognition of skill.



**CONTRACTOR
OF THE YEAR
2018**

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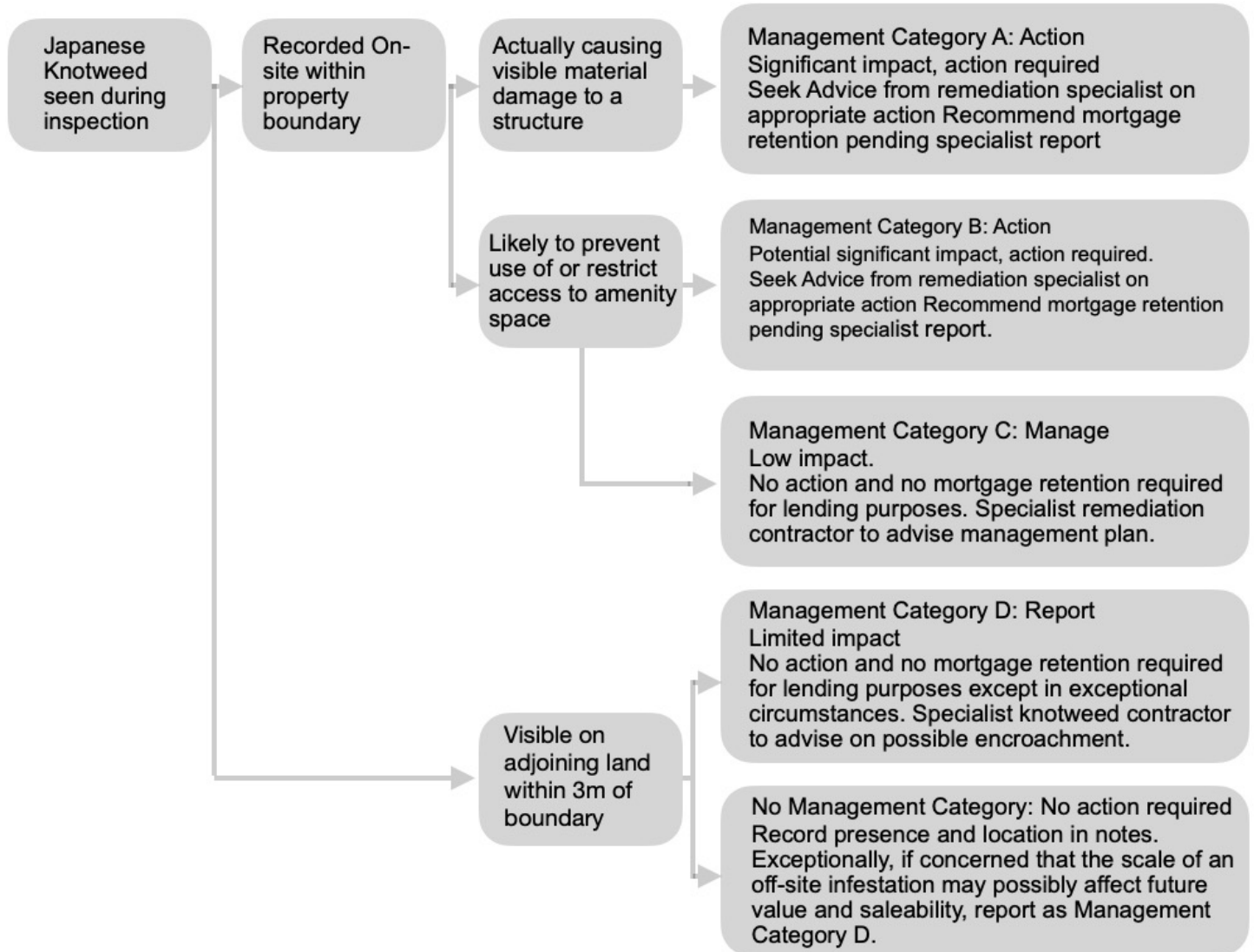
Recommendations and advice

Once you are aware of a knotweed infestation it is important to follow some simple rules.

- Keep the knotweed infection protected from disturbance, the best way of achieving this is to install protective mesh fencing. This will help to prevent children and animals from entering an infected area and also help to prevent further spread.
- All neighbours should be made aware of the issue, it is important that owners of adjoining land are vigilant and inform us immediately if knotweed appears.
- All knotweed on adjoining property should also be treated, if this is not carried out there is always a potential risk of the plant spreading back.
- Inform any gardening or maintenance teams of the presence of knotweed. This is especially important on public land where grass cutting and strimming may take place.
- Do not cut down the knotweed, once knotweed has been cut down we are unable to treat it until significant regrowth is achieved. This may delay or prolong the time required for eradication to be achieved.
- Do not allow improper disposal of knotweed material. This is classed as controlled waste and if leaving site, must be disposed of professionally at either licensed landfill or taken away for licensed incineration.
- Do not allow Japanese knotweed to establish and spread off site. This is an offence under the Wildlife and Countryside Act.
- Planned landscaping in affected areas should be postponed, this is very important as digging or reshaping of ground can drastically increase the risk of live rhizome being relocated around the site.
- Ground coverings within infected areas should be removed. This may include paving, decking and weed membranes. Temporary buildings such as sheds should be relocated if possible. Exposing the area will prevent the risk of hidden knotweed and can dramatically speed up the treatment process.
- Do not commission solutions that aren't supported by the Environment Agency's or the Property Care Associations Code of Practice.

RICS Property Risk Assessment

Royal Institute of Chartered Surveyors (RICS) “Risk” table for Japanese Knotweed.



The new guidance is **for use by property surveyors to initially assess knotweed impact for the purpose of property lending assessments**. It requires the property surveyor only to observe and assess the visible above-ground elements of the plant.

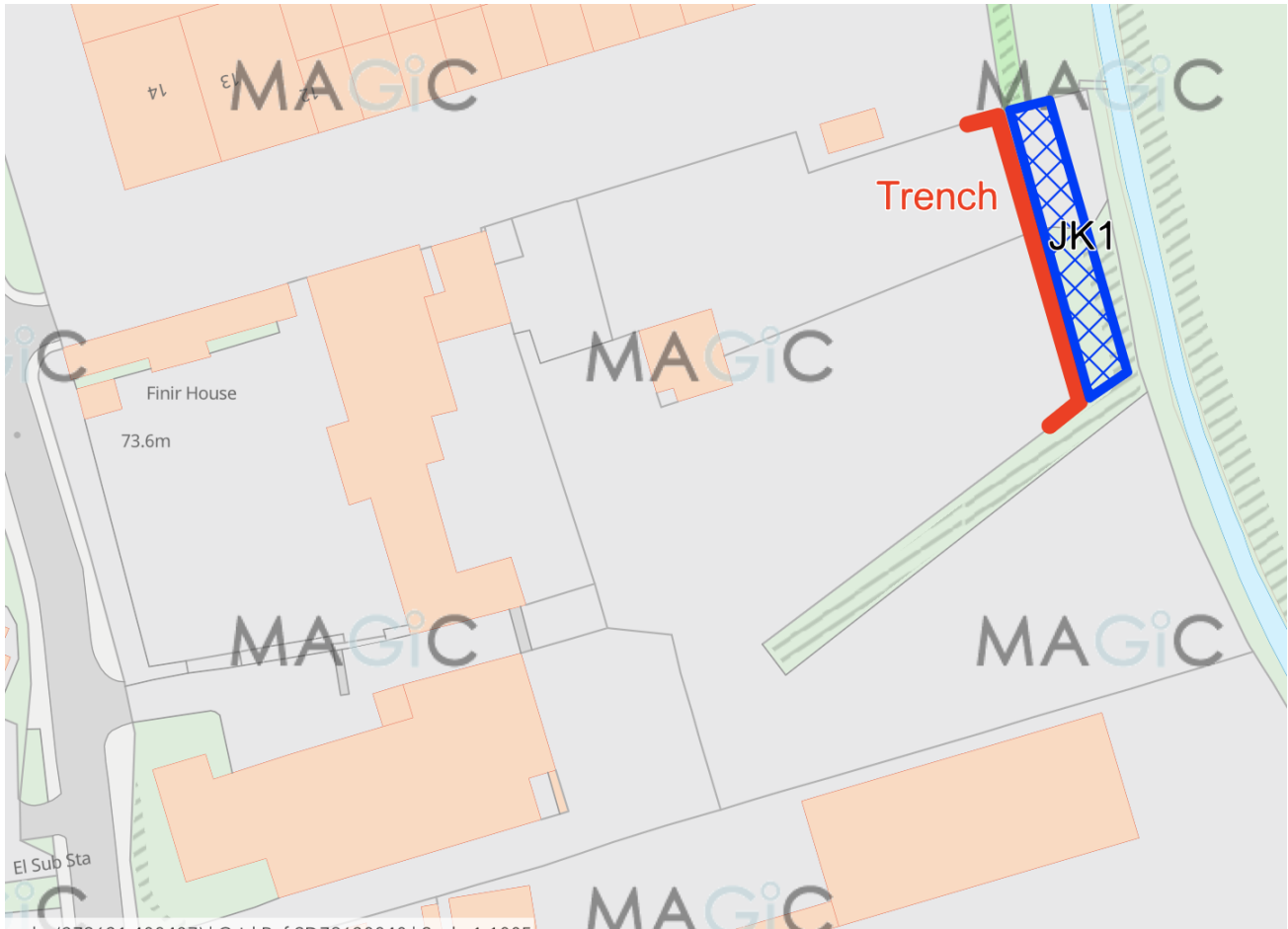
RICS categories are only for RICS surveyors

Property Risk Assessment details :

ETON PROPERTY STORAGE,
RADCLIFFE, M26 2ZT IS RATED AS
CATEGORY

Site Plan

Site map showing areas of Japanese Knotweed marked in Red. The area marked in blue will also be monitored and treated where possible.



Clients instructions: To survey and provide a Japanese Knotweed management plan.

Area marked as JK1 contains medium/large sized canes of Japanese Knotweed (JK) growing in shrubbery which appears to have spread from the stream to the rear of the site. this is going to be an ongoing issue so its recommend that an annual treatment plan be put in place to control the Japanese Knotweed and Himalayan Balsam.

After considering treatment options we recommend the best course of action is to dig a trench to accept a 1.3m vertical membrane to prevent future spread on to main site, contaminated area to be flattened down ready to accept a horizontal JK weed membrane and topped off with chippings prior to landscaping.

A 2 year herbicide monitoring plan as outlined below.

If contaminated area was to be developed in the future contaminated soils would have to be removed to licensed landfill site.

Site Photo's



Site requirements

Neighbours notified	N/A
Permission to access and treat adjoining land	N/A
Protective fencing required	No
Temporary buildings removed / related	No
Ground covering need to be cleared	Yes
Maintenance suspended	No
Landscaping or development planed?	Yes

Comments:

No cutting pulling or strimming.
No herbicide to be applied by third parties.

Methodologies For Control & Removal:

These options will be discussed with the client

Method	Pros	Cons
Herbicide Spraying/ Stem Injection	Cost effective	Length of works, Cannot develop treatment area.
Excavation	Instant removal	Costs involved
Cell Burial	Cheaper than full excavation & can develop the area	Still have invasive weeds on site that could be disturbed in the future

Japanese Knotweed Locations

Private Garden	No
Railway land	No
Local authority land	No
Industrial units	Yes
Beside watercourse	Yes
Derelict land	No
Within shrubbery	Yes
Growing through ground cover	Yes
Communal areas	No

Additional comments:

Methodology

Comments:

To carry out a course of treatments spanning 2/3 growing seasons. The type of treatment applied on each visit will depend upon the state & condition of the knotweed when we attend as well as the ecology of the infected site. In some cases we will apply stem injection in others it will be application of foliar spray or ground treatment. The knotweed operative will make this decision after an assessment once onsite.

2025 Excavation Autumn	Excavation 2
2025 Install Autumn	Install Membrane
2026 Treatment Spring	Treatment 3
2026 Treatment Summer	Treatment 4
2027 Treatment Summer	Treatment 5
2028 Treatment Summer	Treatment 6
2029 Treatment Summer	Treatment 7
2030 Treatment Summer	Treatment 8

At the end of each site visit we will E-mail an Update report showing

- Chemicals used and effectiveness of the control action.
- Any further Japanese Knotweed found beyond the distribution determined during site assessment.
- An assessment of any new/changed site features that might impact on the effectiveness of the management plan or increase the risk of spread or re- infestation.
- A description of any newly identified Japanese Knotweed in the local/wider environment and an assessment as to any risk.

Completion report and certificate

A Monitoring Period can only commence once treatment works have been completed and it has been determined that no further growth of Japanese Knotweed has occurred.

Once control action has been completed successfully, as determined by the criteria outlined in the management plan, a final report will be provided that includes:

- An outline of all control action that was carried out.
- A completion certificate that confirms that the treatment is complete and that Japanese Knotweed at the property has been eradicated.