

JAPANESE KNOTWEED SOLUTIONS LTD.

Survey Report &
Management plan
FOR
Morris Homes

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Client	Morris Homes
Site	Former East Lancs Paper Mill, Rectory Ln, Radcliffe, Manchester M26 2PQ
Survey Date	07/07/2022
Surveyor	Kate Hilton
Contact	0161 723 2000 jk@sltd.co.uk https://www.jksl.com/contact-jksl/

Summary

This report gives the results of the survey outlined above, and the invasive species found within the survey extents, as outlined on the survey drawing in the “Drawings” section of this document. A full breakdown of the infestation in each area is provided later in the report.

Large areas of Himalayan balsam and Giant hogweed were recorded on site, including along the site boundary. One area of Japanese knotweed was recorded within the site boundary, although this appears to be outside of the development plan.

This management plan has been created to advise and recommend appropriate remediation methods to the landowner.

Without control, it is likely that the invasive plant species present on-site will spread further, if there is suitable growing medium for it to spread into. If grounds maintenance, excavation works or other activities with the potential to move soils or plant materials are undertaken on site, or if invasive plant species present on-site is present within contamination pathways such as a watercourse, there is also a risk that the plant could spread to new areas or other sites (cross contamination).

The recommendation below is based on the site conditions and planned development as outlined in the report, which represents our understanding of the site at the time of writing. Any inconsistencies or discrepancies with known site plans and conditions should be communicated to JKSL at the earliest opportunity. Alternative treatment options are also included, where they are deemed viable. Implementing a Invasive Weeds Management Plan (IWMP) is an integral part of the overall remediation strategy. A preliminary example of a management plan is included in this report, based on our recommendations but this may be revised ahead of commencement.

JKSL offer site monitoring (“warranties”) and guarantees, including insurance-backed guarantees of ten years or longer, which can ensure that your site is protected in the long term and covered in the unlikely event of any re-growth, or where knotweed is on neighbouring sites or site boundaries. For the purposes of our reports and quotes, “warranty” refers to a program of a set duration where JKSL will return to site and carry out inspections and herbicide treatment where required; “guarantee” refers to a commitment to return to site for herbicide application where re-growth has been confirmed during the guarantee period.

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Introduction

When reading this report in the original PDF format, you can use the links in the header and footer to navigate the document and contact us (phone numbers active on mobile devices only). Our Survey team will be happy to provide hard copies of the report or edited documents on request (e.g. to remove details of pricing or site planning documentation) although this may incur a charge.

Client	Morris Homes		
Site	Former East Lancs Paper Mill, Rectory Ln, Radcliffe, Manchester M26 2PQ		
Survey Date	07/07/2022	Survey Time	9:00am
Site Conditions	Good weather conditions		
Surveyor	Kate Hilton		
Qualifications	CSCS, CSJK, BSc Hons		
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The extents of the survey and the areas of invasive plant species found during the survey are shown on the survey [Drawing](#) and summarised in the [Survey Results](#) section, with photographs.

Disclaimer

The information in this report is up-to-date and accurate to the best knowledge of the Surveyor, based on a reasonable inspection, taking in to account the site conditions at the time of the visit. Japanese Knotweed Solutions Limited provide no warranty or guarantee that Japanese knotweed (or any other plant) is not present, or was not present at the time of the survey – only that there were no visible signs detected by our Surveyor.

It is important to note that Japanese knotweed forms extensive underground rhizome networks, that it does not generally grow from November until around spring time, that it can remain dormant for periods of up to twenty years and that it can re-grow from very small pieces of viable material. In rare instances, knotweed plants can also grow from seed in the UK.

While every effort has been made to identify any and all invasive plants on site, it is possible for the presence of Japanese knotweed to be concealed from even a very experienced surveyor, for new infestations to establish quickly or for knotweed to be overlooked during a survey, particularly where the site is overgrown with other vegetation or otherwise obstructed. Where there were any areas of the site that could not be surveyed or properly inspected, this will be noted in the Survey Results.

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Where other documents are used to support this report (client's site plans, photographs or any other material), this has been obtained by Japanese Knotweed Solutions Limited either by the client, in the public domain or under licence (or fair use), and is provided here for reference only. Where possible, this will be attributed to the original source of the content. Japanese Knotweed Solutions Limited does not warrant the content or accuracy of any third-party information contained within this report.

About Japanese Knotweed Solutions Limited

Japanese Knotweed Solutions Ltd (JKSL) is a full member of trade bodies [INNSA](#) (Invasive Non Native Specialists Association) and the [PCA](#) (Property Care Association) which are for contractors and contractors who specifically deal with Japanese knotweed.

As we are a member of an appropriate trade body, we can normally offer insurance-backed guarantees on projects.

In addition to this, having works completed by a member of one of these organisations is often a precondition of finance in the UK, particularly mortgage lending.

JKSL's robust safety, environmental and quality management systems are approved and registered with UK accrediting bodies. If you want to know more about JKSL, visit our [website](#) and learn [why you should choose us](#) and view our other [accreditations](#).

JKSL use in-house teams, with our three most senior site staff having each worked for the company since its founding in January 2002; we also have numerous other members of site and office-based staff with ten years' experience with the company. This ensures that your works will be carried out by some of the most experienced invasive species specialists in the UK. Our teams work year-round on Japanese knotweed and other invasive weed removal projects, so all works will be completed by a knowledgeable specialist – not a general gardener or agency worker.

JKSL use in-house teams, with our three most senior site staff having each worked for the company since its founding in January 2002; we also have numerous other members of site and office-based staff with over ten years' experience with the company. This ensures that works will be carried out by some of the most experienced invasive species specialists in the UK. Our teams work year-round on Japanese knotweed (and other invasive weed removal projects), so all works will be completed by a knowledgeable specialist.

JKSL has been at the forefront of invasive plant treatment for twenty years, and we continue to offer the most up-to-date and reliable methods available for remediating these problems – but what we recommend to our clients are the most reliable methods we are aware of, and the most suitable method for the development plans for the site / property in question.

Japanese Knotweed

Japanese knotweed, a rhizomatous perennial was introduced from Asia to Europe in the mid-nineteenth century as an ornamental and fodder plant. It is an impressive species which grows to a height of 2-3 metres, with bamboo like stems, arching branches and clusters of creamy white flowers appearing late in the season. The orange to brown coloured, woody, dead stems persist erect throughout the winter and new shoots, produced from the extensive rhizome system, grow up amongst these the following spring to form dense thickets. The dead stems and leaf litter decompose very slowly and form a deep organic layer, which prevents native seeds from germinating. Once present at a site, Japanese knotweed increases in area very rapidly and soon forms monoculture stands (a stand of Japanese knotweed is a term normally used to describe a collection of stems/canes arising in a group and which have a continuous foliar canopy when mature). Unless otherwise managed, Japanese knotweed will usually suppress native flora, establishing itself as a dominant feature.

Reproduction is primarily by vegetative regeneration of rhizomes (underground stem system – a regenerative part of the plant) and fresh / viable (above ground) stems; it does not normally spread via seeds in the UK. Generally, in most situations the associated rhizome network (i.e. rhizosphere) from the parent plant will typically spread laterally up to circa 3m and vertically down up to a depth of 1m to 2m (based on latest research and consensus), however extents of the associated rhizosphere can also be more than this in some situations.

Japanese knotweed thrives on disturbance and has been spread by both natural means and by human activity. In riparian areas, high water flows disperse fragments of the plant downstream where new colonies form. In the past, fly tipping and transportation of soil containing rhizome fragments have been a major cause of spread, particularly in the urban environment.

Japanese knotweed is known to have significant impacts on development and infrastructure. While damage to structures, particularly existing buildings, is uncommon (particularly where substantial foundations are present), it is known to occur and is much more likely when the structures are built on top of areas where Japanese knotweed is already present or where soils containing Japanese knotweed are imported during the development process. Damage to hard surfaces, landscaping and retaining walls (where foundations are less significant) is common and growth within buildings and infrastructure damage have all been recorded on sites / properties which JKSL have investigated.

Himalayan balsam

Reddish coloured stems

- Common on river banks
- Dark green lance-shaped leaves with jagged edges
- Large, brightly coloured flowers usually in variable shades of purple and pink
- Flowers June to October
- Grows up to 2m height
- Dies back at end of growing season
- Produces 2500 seeds per plant each year
- Explosive seed pods

Himalayan balsam plants can produce around 2500 seeds each year. The seedpods open in such a way that the seeds are thrown several metres away from the parent plant, helping the species to rapidly spread – often quoted as 20 metres in all directions per season.

Seeds can also be transported by:

- Water – if parent plant is close to river or stream;
- Movements of contaminated soil;
- Fishermen/walkers picking up seeds on footwear.

Giant hogweed

Giant hogweed originates from the Caucasus Mountains between Russia and Turkey and was introduced as a popular wetland ornamental plant in the 19th Century. The earliest records originate from the seed list at Kew Botanic Gardens in London which show that *Heracleum persicum* was received in 1819. It quickly spread as its large flower heads produced thousands of small light seeds that are easily spread by wind and water as well as by human activity including in some areas deliberate planting.

Giant hogweed is a perennial growing up from a single tap root to a height of 5m and with leaves of up to 1m. The plant can take several years to mature where it then flowers producing some 20,000 seeds on average before it dies.

Giant hogweed thrives on disturbance and has been spread by both natural means and by human activity. In riparian areas, high water flows disperse seeds of the plant downstream where new colonies form.

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Site Information

The site consists of a large area of open land, which can be accessed from various points including off Rectory Lane, via the East Lancs Cricket Club and along the southern boundary.

There are several informal footpaths throughout the site, and is regularly used by the public.

The River Irwell flows along the Southern boundary.

The site is approximately 16.5ha in size.

The presence of areas of dense bramble and other restrictive plants in some areas of the site mean that it is possible that small stands or individual plants could have been missed during the survey. This is particularly the case in the northeast of the Site, adjacent to the cricket club.

Background

An extended Phase 1 habitat survey was undertaken at the Site by WYG in November 2016, followed by an INNS survey by The Environment Partnership (TEP) in April 2021. An invasive species evidence pack (completed in June 2022) has been issued to JKSL.

Previous chemical treatments have occurred on site since Oct 2016 until 2021 as referenced within ecology reports provided to JKSL.

Some tree works have taken place along the Southern boundary, off Rectory Lane.

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Site Development and Other Plans

It is important that JKSL are provided with up-to-date information about site plans, including accurate site drawings and details of any additional planned works, particularly in any contaminated area. Invasive plant species are easily spread and even tiny fragments can cause new infestations if they are moved out of a contaminated area. It is important to implement a Clean Site Policy and Invasive Weed Management Plan as soon as practically possible.

Any activity on site which has the potential to cause cross-contamination can significantly increase the remediation costs for invasive plant species present on-site, and any warranty or guarantee offered may be invalidated if works are undertaken which cause cross-contamination on site.

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Survey Results

Japanese knotweed

The table below summaries the individual of areas of Japanese knotweed which were identified during the survey, locations and extents of the individual areas as shown on [site plan](#) JK21-7712-01REVA which is included in this report.

Japanese knotweed Area reference number	Location (includes proximity to boundary)	Area and size of infestation Scales - Very small: 1m ² or less Small: 1m ² to 4m ² Medium: 4m ² to 25m ² Large: 25m ² to 100m ² Extensive: greater than 100m ²	Height of growth	Description of growth (includes maturity and condition)	Notes
JK1-JK3	Situated within maintained grass area along North Eastern boundary.	Surface growth amounted to circa 3 sqm. Size of infestation is considered small.	0.2m	Surface growth is juvenile and appeared relatively healthy (appeared to have viable green leaves). Appears to be an isolated area of Japanese knotweed.	Likely cause of growth is disturbance due to grass-cutting within the area.

Because Japanese knotweed has been found on site, it is important to implement a full control regime, including a Japanese Knotweed Management Plan (JKMP). Japanese knotweed is very difficult to eradicate, once established, and is very easy to spread. All Japanese knotweed works, and works in Japanese knotweed-contaminated areas, should be undertaken by experienced, competent professionals, in line with best-practice guidance.

Currently, no *Crassula helmsii* (New Zealand pigmyweed) has been noted on site on our surveys, although was found on previous ecology reports.

We have outlined a [Recommended Remediation Option](#) in full, based on our professional evaluation of what will provide the most effective option at the lowest cost, taking in to account the site conditions and site plans outlined above. We have also included a draft [JKMP](#) based on the above remediation option; a full JKMP will be provided where works are agreed to proceed.

Other Invasive Plant species	Area	Description
Himalayan balsam	742sqm	Large infestations present along Northern site boundary. Sporadic growth present across the site. Growth is largely mature and well established. Large areas along banks of River Irwell.
Giant Hogweed	213sqm	Sporadic growth present across the site. Large areas along banks of River Irwell. Growth is largely mature and well established.

Photos

Photos have been arranged into the tables below.

Japanese knotweed Areas



Giant hogweed Areas



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Himalayan balsam Areas



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Off-site Areas



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Contamination Pathways

We look for ways that the invasive plant species could spread (we call these “contamination pathways”) – these could be ways for new areas of your site to become infested, or ways that the plant could spread from your land onto other people’s land. For example, Japanese knotweed has a root system (called a “rhizome”) which can quickly spread to new areas.

Pathway	Notes
Watercourse	River Irwell adjacent to site
Path / road / other	Various informal footpaths throughout the site
Root spread (inward)	INNS present along site boundary
Root spread (outward)	Large off-site infestations present (all species)
Level change	
Evidence of animal activity	
Evidence of human activity	Fly tipped material present on site, general evidence of littering, barbecues, disposal bags etc.

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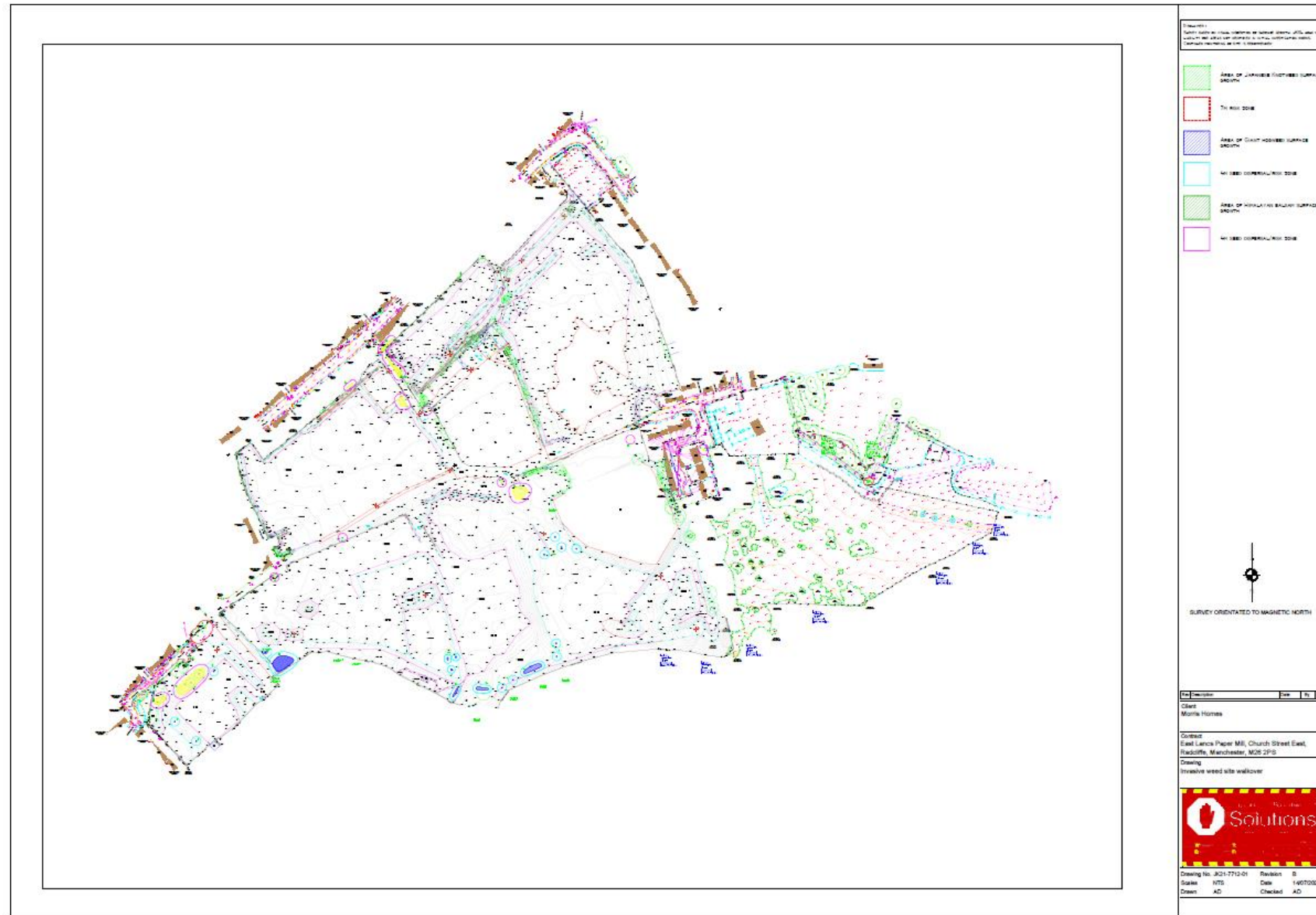
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Drawings



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Revised Planning Layout (23/10/2023)



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Invasive Species Risk Assessment

Based on the [Survey Results](#), this section of the report outlines the risk factors and level of risk of cross-contamination via the contamination pathways identified. The risk assessment was used in the process of devising the [Recommended Remediation Option](#).

The first table outlines potential negative consequences associated with the invasive plant species present on-site, and how it could spread in and out of the site. A “Risk Level” of “Low / Mid / High” has been included to quantify each risk factor’s likelihood of cause damage or cross-contamination on site. A “Low” risk might not cause problems in the short term even if the plant is not treated, a “Mid” risk is likely to cause problems without treatment and a “High” risk is very likely to cause problems. The “Distance” specifies how far the risk factor is from the nearest surface growth. Because of the plant’s extensive root system, anything within 7m could potentially be at risk. Anything that is less than an unobstructed 4m away from mature plants is likely to be inside the root network.

We strongly urge that the recommended treatment is started as soon as possible, as this will minimise the spread of the plant. Implementing a Japanese Knotweed Management Plan immediately (and communicating it to all contractors on site) will reduce the chance of cross contamination during other works on site.

Risk Factor	Distance	Risk Level	Description
Watercourse	0m	High	Because the invasive plant species present on-site are near to the watercourse, it is possible that the plant could spread both from your site to other sites, and spread in to your site from other places. This is particularly common during flood conditions.
Path / road / other	0m	High	Areas where vehicles and people pass by are a risk because pieces of plant material can easily be moved along the route.
Level change	0m	High	It is possible for pieces of plant material or soils to fall downhill and to make new growth where they land.
Animal activity	0m	High	Just like humans, animals can also move pieces of root or plant material around – and this can cause new growth.
Fly tipping	0m	High	Areas of fly-tipping have been noted on the survey. Japanese knotweed is commonly fly-tipped because of the high costs of disposal. This means that there is a higher risk of Japanese knotweed spreading to your site.
Other human activity	0m	High	Grounds maintenance or other works where people move in and out of the contaminated areas can cause the plant to spread.
JK near boundary (on-site)	0m	High	The infestations on your site are at risk of spreading to neighbouring sites – this could potentially result in legal action, if you don’t have “reasonable measures” in place to stop the plant from spreading off your land. Having a Knotweed Management Plan in place is an important part of preventing the plant from spreading.

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JK near boundary (off-site)	0m	High	Your site is at risk of being infested with invasive plants from a site nearby. It is important to take action to prevent your site being infested – you can use this report or ask us for help with what you should say to your neighbour. Unfortunately, we can't contact anyone on your behalf.
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Impacts on Development Plans

Due to the development plans outlined in the [Site Information](#) section, a mechanical remediation strategy for Giant hogweed and Himalayan balsam will be required. The options for this are included below.

It would appear that the proposed site layout isn't impacted by the Japanese knotweed infestations recorded within the red line boundary off Brook Street. Further works will however be required if the area is going to be landscaped.

Though it is unlikely that Japanese knotweed will return following the successful delivery of a professional treatment plan, the biology and nature of the plant, and site variations, means that, in some circumstances, regrowth can occur both during and after any guarantee period.

Off-site growth should be monitored via a chemical treatment programme. Where herbicide treatment is used, this will be implemented over a period of years (as outlined in the recommendation). Soils containing Japanese knotweed rhizomes will be classified as controlled waste even after herbicide treatment has been completed. It is important that if your plans for the site change, that you should inform us, so we can amend the recommended treatment plan.

JKSL should be informed at the earliest opportunity of any planned works carried out in or near the contaminated areas, due to the potential for cross-contamination; we can supply staff on a watching brief to ensure that legislation is not contravened and best practice is implemented, in order to reduce the risk of cross contamination on site, which could potentially cause significant increases in remediation costs.

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Treatment Options

Based on the site layout and plans for the site, as outlined above, and taking in to account the survey results, contamination pathways and invasive species risk assessment, JKSL's recommended remediation option is outlined below. This is designed to get the best results for the lowest possible cost.

The commencement of the works is expected to be April 2023.

Other options may be feasible, and where alternatives are available, we have listed them below the recommended remediation option. JKSL's Surveyor will be happy to outline the reasons for the recommendation and why the alternatives were not chosen. JKSL will implement an alternative remediation option from those outlined below if this is requested by our client.

Making sure that everyone with a role on site is familiar with the IWMP and ensuring it is actioned from day one will help to minimise the risk of cross-contamination, and increase responsiveness to any undesirable situations, including new or previously undiscovered infestations on site.

While this is no guarantee against Japanese knotweed recurring on site, while no treatment can be certified as 100% effective and while your site will always be vulnerable to uncontrollable threats, JKSL can offer further protection in the form of warranties (based on repeated site inspections) and guarantees (including [insurance-backed guarantees](#) or "IBGs"). The recommended remediation option will outline the level of protection that we think is most appropriate to the works we have laid out. Again, our Surveyor would be more than happy to discuss what other options are available, including IBGs with different policy terms and longer guarantee periods, which are available in some circumstances.

Recommended Remediation Option

Given that some of the Invasive species areas are within the footprint of the development, these areas will require a mechanical remediation strategy.

Option 1: Excavation and disposal at a licenced landfill facility

These works would include:

- Provision of Safe System of Works/method statement document, risk assessments, COSSH assessments
- Implementation of a clean site policy (i.e. biosecurity control measures) to minimise cross-contamination, thus ensuring the Wildlife and Countryside Act 1981 is not compromised
- Excavation of materials containing invasive plant species present on-site, approximate extents as shown on drawing JK21-7712-01REVA.
- Transfer of excavated material to a temporary loading area (which will be lined with a membrane)
- Loading of tipper wagons
- Haulage and disposal of materials containing invasive plant species present on-site at a licenced landfill facility *subject to soil analysis and tip approval
- Grading off excavation areas to make safe (*client to backfill)
- Decontamination of machines
- *client to provide welfare, secure site etc.
- *excavation area covered by JKSL's 15yr in-house guarantee

As mentioned above, a 15 year in-house guarantee has been included as part of the excavation works for both options.

As we are a member of a recognised trade body, we are also able to offer an appropriate 10 year Insurance Backed Guarantee (IBG) for each of the plots impacted by Japanese knotweed only.

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Alternative Remediation Option

Option 2: Excavation and on-site burial

Duration of works: approximately 3-4 weeks

Recommended start date: Prior to construction phase

Briefly these works include:

- Implementation of a clean site policy to prevent cross-contamination, thus ensuring the Wildlife and Countryside Act 1981
- Excavation of burial pit and transfer of material to designated area less than 50m away from excavations – area away from future hardstanding development. Approximate extents as shown on drawing JK21-7712-01REVA.
- Lining of burial pit with membrane
- Excavation of material containing Giant hogweed and Himalayan balsam
- Transfer of excavated material to the burial pit
- Compaction of material within burial pit
- Lining/seal burial pit to form a sealed envelope
- Backfill and capping over burial pit
- Grading off excavation areas to make safe (*client to backfill)
- Decontamination of machinery – where required

This method is subject to there being sufficient space on site, which at this stage appears unlikely due to the development layout.

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Off-site infestations and Japanese knotweed:

Option 1 (Recommended): Initial application + 5 year warranty

Duration of works. 1 day for initial application followed by 8 revisits over a 5-year period

Commencement. TBC

Briefly these works include:

- Preparation and provision of Safe System of Works document, risk assessments, COSSH assessments
- Implementation of a clean site policy (i.e. bio-security control measures) to prevent cross-contamination, thus ensuring the Wildlife and Countryside Act 1981 is not compromised
- Undertake an initial herbicide application - apply a Glyphosate based herbicide to all sections of associated Japanese knotweed, Himalayan balsam and Giant hogweed.
- Implement 5-year warranty package to monitor and re-apply herbicide. Comprises of 8 additional re-visits over a 5-year period.
- *area of infestation to be re-assessed upon completion of the 5 year period, to determine whether additional monitoring and/or treatment is required.
- *Permission required from adjacent landowner (applicable to off-site infestation) to facilitate the above works. JKSL can assist with producing a standard letter for this, which can be forwarded onto the neighbouring landowner. Should the adjacent landowner(s) refuse the treatment proposal and the plant migrates back into site once the remediation works have been completed, then this would be regarded as a private nuisance under common law and would compromise the Wildlife & Countryside Act (1981) for which they would be liable.
- *Glyphosate is likely to scorch grass-like species and small shrubs. Site operatives will do their utmost to prevent chemical drift from occurring onsite.

Potential re-growth identified within the area(s) of infestation during future monitoring visits will be chemically treated in-situ with a Glyphosate based herbicide. Glyphosate is a non-residual, broad spectrum herbicide which can be applied via traditional Knapsack sprayer and, where possible, direct chemical injection. It should be noted that chemical drift may occur whilst the Japanese Knotweed is being treated and may result in scorching and localised damage to surrounding vegetation. Surface growth eradication is typically achieved within 5 years. We strongly recommend a 5-year warranty programme is invested in, to monitor and re-apply herbicide to any areas of re-growth to ensure surface growth eradication is achieved.

It is expected that this type of herbicide will achieve eradication of surface growth in 5 years. An initial herbicide application will therefore be followed by a 5 year warranty product to monitor and re-apply herbicide to any areas of re-growth. After the 5-year period the managed area will be re-assessed to determine if any further monitoring/treatment is required.

The next viable opportunity to undertake an initial herbicide application is likely to be July/Aug 2022, based on the maturity and amount of surface growth.

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No Japanese knotweed propagules should be placed in the council supplied 'green bins' or disposed of in any skips which are not being tipped in an appropriately licensed landfill. Any Japanese knotweed material is classed as controlled waste and should be disposed of accordingly.

During all of the proposed works, a clean site policy will be implemented by all site operatives within the active and inactive zones to ensure that no propagules are spread around the rest of the site thus exacerbating the issue. This will guarantee that the Wildlife and Countryside Act 1981 is not compromised.

Should plans for the area change (e.g. the area is to be re-landscaped, developed etc), a mechanical remediation strategy (whereby the ground containing Japanese knotweed will be excavated) is likely to be required and additional costs incurred.

Visits schedule:

Year 1 – 2024

Visit 1 (August)

Visit 2 (Sept/October)

Year 2 – 2025

Visit 3 (May/June)

Visit 4 (Sept/October)

Year 3 – 2026

Visit 5 (May/June)

Visit 6 (Sept/October)

Year 4 – 2027

Visit 7 (Sept/October)

Year 5 – 2028

Visit 8 (Sept/October)

All of the above proposed works are undertaken in-house by our fully qualified and experienced staff.

Just to confirm that JKSL are an accredited member of the two leading trade bodies (PCA and INNSA) for companies who specifically deal with Japanese knotweed. Being a member of an appropriate trade body is something that lenders do seem to specify, as outlined within RICS guidance. This is likely to facilitate the sale of your property should you ever decide to sell in the future.

Aftercare:

Herbicide Monitoring:

- Implement 2-year warranty package to monitor and re-apply herbicide if required. Comprises of 2 additional visits, to be completed once annually.

This management plan should also be regularly reviewed.

CONTACT US (LINKS):

TEL: 0161 723 2000 WEB: <https://www.jksl.com/contact-jksl/>

(CLICK TO OPEN YOUR DEFAULT EMAIL APP)

EMAIL: jk@sltd.co.uk

Reference Documents

This document is deliberately concise but if you need more information, your Surveyor will be happy to help. JKSL also provide online documents to assist our clients. Below is a selection of links to information on the work we do, our products and services, and what we use to do the job.

More about us – Japanese Knotweed Solutions Limited

- Website – <https://www.jksl.com>
- [Contact us](#)
- [Why choose us?](#)
- [Accreditations](#)

Information about treatment methods

- The [INNSA Standards](#) are minimum requirements for the main Japanese knotweed treatment methods. INNSA is the UK trade body dedicated to invasive species remediation.

Codes of Practice

- The [INNSA Code of Practice – Managing Japanese Knotweed](#) (pdf) gives full guidance for landowners, developers, contractors and others with an interest in Japanese knotweed.
- The Property Care Association have their own [Code of Practice](#) (pdf) for Japanese Knotweed
- RICS (formerly the Royal Institute of Chartered Surveyors) released guidance in 2012 – [Japanese Knotweed and Residential Property](#) (pdf). This guidance is no longer current.
- The Environment Agency gives guidance called [RPS 178](#) which explains what you need to do to get rid of Japanese knotweed material from your site.
- The original [Environment Agency's Code of Practice – Managing Japanese Knotweed on Development Sites](#) was used for almost fifteen years, but was withdrawn in 2016.

Insurance-backed guarantees

- [10 Year INNSA Insurance Backed Guarantee](#)
- [GPI – Knotweed New](#)
- [GPI – Knotweed Express](#)

Herbicide information

- [Safety Data Sheet - Roundup Pro Vantage 480](#)
- [Safety Data Sheet - ICADE](#)
- [Safety Data Sheet - Katana](#)
- [Safety Data Sheet - Mixture B NF](#)
- [Use of Roundup near pets](#)
- [Use of Roundup near livestock](#)