Head Office: 01782 479444 **Freephone:** 0800 1337 444

Email: info@japaneseknotweedexpert.co.uk **Website:** www.japaneseknotweedexpert.co.uk

Japanese Knotweed Site Survey &

Japanese Knotweed Management Plan

JKE-202605-163

Ke Sun

40 Deyne Avenue,

Prestwich, Manchester

M25 1EJ

Date Survey Undertaken: Wednesday 20th May 2026

Japanese Knotweed Expert Ltd is a company registered in England & Wales. Company number 09201867

Please note that payment is due upon receipt of the invoice.

Quality Assurance	
Client:	Ke Sun
Version:	Version 1
Client instruction:	To survey the property above and surrounding areas for the presence of any Japanese Knotweed growth.
Specialist details:	Signed: *Jason Harker* Name: Jason Harker For and on behalf of Japanese Knotweed Expert Limited
Documented by:	Signed: *Chloe Williams* Name: Chloe Williams For and on behalf of Japanese Knotweed Expert Limited
Checked and authorised by:	Signed: *Jason Harker* Name: Jason Harker For and on behalf of Japanese Knotweed Expert Limited

Drafted in accordance with the Environmental Agency's guidelines and 'The Knotweed Code of Practice' 2018.

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Company background.

Japanese Knotweed Expert Ltd is the sister company of Blue Iris Landscapes Limited which was established in 1998. Based in the West Midlands, we travel all over the UK assisting clients with the remediation of not only Japanese knotweed, but Himalayan balsam, giant hogweed, and other invasive weeds.

Jason Harker, Director of Japanese Knotweed Expert Limited, is a PCA certified surveyor of Japanese knotweed (CSJK). This means that all of our reports meet the requirements set out by Royal Institute of Chartered Surveyors (RICS), mortgage advisors, estate agents, or any other intermediaries.

Our team work hard to provide the best service possible, having the appropriate horticultural experience and qualifications, as well as the PA1/PA6/PA6aW certifications that means they can successfully identify and remove invasive plants. Japanese Knotweed Expert Ltd are a member of the Property Care Association (PCA), Trustmark and have the ISO9001, ISO14001 and OHSAS 18001 accreditations.

This means that we adhere to strict quality and environmental standards, ensuring that we provide the very best service and that our clients have an excellent experience whilst working with us.

TRUST MARK Government Endorsed Standards www.trustmark.org.uk

City & Guilds NPTC

ISO 45001 Health & Safety Management System

ISO 14001 Environmental Management System

ISO 9001 Quality Management System

PCA Property Care ASSOCIATION

What invasive weeds do we remove?

Japanese knotweed (*Fallopia japonica*) is a particularly invasive and difficult to control weed. A native of Far East Asia, it is listed as one of the top 100 most invasive plants in the world. Managing Japanese knotweed requires specialist knowledge and the correct qualifications to do effectively. In an ideal situation, treatment takes place towards the end of the growing season when a translocating herbicide can be carried deep into the rhizome. However, due to the needs of the client and the site, it is often necessary to treat the Japanese knotweed earlier in the season. We can also excavate and remove the Japanese knotweed from site to a licenced waste site.

Himalayan Balsam (*Impatiens glandulifera*) is a fast-growing annual plant that can be spread by seeding. Introduced into the UK in 1839, Himalayan Balsam is a relative of the Busy Lizzie and can grow to over 6 foot tall. It is predominantly found on riverbanks and wasteland and produces clusters of purple/pink helmet shaped flowers. As this plant can easily impoverish other plants, a systemic translocating herbicide must be applied to ensure removal so that there is no further damage to any surrounding vegetation.

Giant hogweed (*Hercaleum mantegazzianum*) is particularly dangerous as its sap can cause severe skin burns. When allowed to continue to grow, Giant Hogweed can reach heights as tall as 20 foot and produces between 50,000 to 80,000 seeds per plant. Many of our clients require this particular weed to be removed as soon as possible to reduce any risk to the general public who are often unaware of the dangers. We ensure that we work in line with strict health and safety regulations when eradicating giant hogweed.

Bamboo *(Bambusoideae)* is usually considered to be a desirable ornamental garden plant. However, if it is left to grow unchecked, it can spread rapidly and break through solid barriers in a similar manner to Japanese knotweed.

1. Japanese knotweed and the law.

1.1. Land owner responsibility.

As the land owner you have the responsibility to:

- prevent invasive non-native plant on your land spreading into the wild and causing a nuisance
- prevent harmful weeds (such as Japanese knotweed) on your land spreading onto a neighbour's property.[1]

Section 14(2) of the Wildlife and Countryside Act 1981 states that "if any person plants or otherwise causes to grow in the wild any plant which is included in Part 2 of Schedule 9, he shall be guilty of an offence". (Japanese knotweed is a Schedule 9 listed plant). Allowing Japanese knotweed to grow onto neighbouring property can lead to prosecution for causing a private nuisance.

1.2. Potential legal implications.

To our knowledge, planting or causing Japanese knotweed to grow onto wild or private land can face a fine of up to £2,500 and/or a 6 month imprisonment. A company or organisation is liable of a fine up to £20,000[1]. Property owners who do not treat the invasive weed and therefore allow Japanese knotweed to encroach onto neighbouring land leave themselves open to prosecution. We would recommend you get legal advice with regards to any Japanese Knotweed issues you may be facing.

1.3. Vendor responsibility.

Under section 7.8 of the Property Information TA6 Form (3rd Edition), anyone wishing to sell their property must declare if their property has been affected by Japanese knotweed and are required to state whether there is a management plan in place. Without a management plan it is unlikely that any property sale will go through. If you do not declare the presence of Japanese knotweed, you may be open to damage claims for the remediation by the new owner for misrepresentation.

1. Harmful weeds and invasive, non-native plants: prevent them spreading, Environment Agency, 2015.
2. Reform of anti-social behaviour powers, Home Office, 2015

[1] Reform of anti-social behaviour powers, Home Office, 2015

1.4. Our responsibility.

Japanese Knotweed Expert fully comply with all legislation, and all Health and Safety precautions are taken as per HSE directives, RICS and PCA guidelines. All qualifications are kept up to date when using herbicides. We comply with the following acts to ensure that our clients, their properties, neighbouring properties, and the environment are protected.

1.5. The Control of Pesticides 1986.

All reasonable care has to be taken when using chemicals, to protect humans, wildlife, and other flora. This is done through closely following COSHH (Control of Substances Hazardous to Health) Guidelines. Risk Assessments are carried out for each site and then we follow Method Statements that are produced based on the Risk Assessment.

1.6. Environmental Protection Act 1990.

This act refers in particular to “controlled waste” which, by definition, Japanese Knotweed is, including the soil in which the Japanese Knotweed has been growing. It is an offence to transport or dispose of Japanese Knotweed without a license. We have the necessary licenses to transport, if required.

2. Site Survey.

2.1. Site assessment.

Property address:	40 Deyne Avenue, Prestwich, Manchester, M25 1EJ
Property status:	To be Developed
Number of stands:	1

Stand Information	
Location of stand:	Stand 1 is on the left hand side of the building plot. Please refer to section 1.6 site plan. To our knowledge, we do not think the Japanese Knotweed has caused any. If left untreated, this Stand has the potential to cause structural damage.
Average stand height:	N/A
Stand area (m^2):	$18m^2$
Approximate age of stand:	Approximately 10+ years old.
Signs of chemical* pre-treatment:	Stands 1, is generally healthy in nature but does show signs of pre-treatment.
Distance to habitable space:	1m
Distance to boundary:	0.3m
Proximity to water:	No
Other Invasive weeds:	No

RICS risk assessment rating:	C

*Chemical treatment includes treatment of the Japanese Knotweed with known/unknown herbicides.

2.2. Site survey findings.

The site at 40 Deyne Avenue, Prestwich, Manchester, M25 1EJ is a piece of development land.

There are plans to develop the site.

The land surrounding the property is made up of mainly development land.

Currently there is no maintenance carried out on the site; we nevertheless recommend that it is fenced off with Orange Barrier Fencing 7Kg.

Upon inspection, the site was found to be within less than 50m of the following high-risk areas.]

The areas listed below are classified as high risk, because Japanese Knotweed is often found growing in these areas. Even if up to 50m away, if left untreated there is a high risk that the growth will spread rapidly due to the lack of management and/or the frequency of fly tipping in these areas.

None	Railway line	Waterway	Motorway	Cleared land	Industrial land	Landfill/tipping site
	[✓]					

Stand 1 is growing on the land left side of the building plot.

Please refer to section 2.6 site plan for a visual map of where Stand 1 is growing.

Due to the location of the outbreak we are unable to come to a determinate cause of origin.

There were visible signs of Japanese Knotweed on neighbouring properties. Due to the location of Stand 1 there is a high risk that roots and rhizomes are present on the adjacent property.

2.3. RICS Japanese knotweed risk category table.

Management Category	Description
A	The Knotweed is on site, and is within 3 metres of a habitable space,conservatory and/or garage, either within the boundaries of this property or space. **and/or** Japanese Knotweed is causing visible material damage to a structure,associated structure, drains, paths, boundary walls and fences, and so on. Specialist Remediation Contractor to advise appropriate action.
B	Japanese Knotweed is on site and present within the boundaries ofthe property, it is more than 3 metres away from a habitable space,conservatory and/or garage. It is not causing material damage to a structure but likely to prevent use of or restrict access to amenity space. Specialist Remediation Contractor to advise appropriate action.
C	Japanese Knotweed is on site, but not causing any material damageto a structure and not affecting access to or use of amenity space. Specialist Remediation Contractor to advise appropriate management.
D	Japanese Knotweed was not seen on this property, but it can be seenon a neighbouring property or land where it was more than 3 metres away from the boundary of the subject property boundary. Specialist Remediation Contractor to advise on possibleencroachment and appropriate management.

40 Deyne Avenue, Prestwich, Manchester, M25 1EJ falls under category C and is, therefore, subject to the Japanese Knotweed Management Plan referenced below.

2.4. Conclusions to survey.

In our professional opinion, the Stand has originated in the client's land and populated the areas surveyed. Typically, Japanese knotweed is not something individuals would be particularly aware of. However in this case, due to the extent of the outbreak, the client should have recognised that the plant was not native to the site and could potentially cause damage to either the property or services.

2.5. Recommendations.

As there is Japanese knotweed growing on your land, we would recommend that you inform any relevant individuals of the presence of invasive weed on the site and advise that the ground should not be disturbed or moved by anyone. This is to reduce the risk of Japanese knotweed spreading to uncontaminated land via a propagule of the invasive species being carried out of the Exclusion Zone on individual's clothing/shoes/apparatus etc.

We would also recommend that you create an "Exclusion Zone" including the buffer area that means no one can access to prevent further growth. This could be done by put up fencing or barriers to mark any Japanese Knotweed stands with a sign stating "Japanese Knotweed – Do not enter"

If there is a possibility of fly tipping happening on the side, we recommend the following:

- Restrict vehicular access to the area and keep any gates or barriers locked.
- Watch out for any unusual activity or any freshly dumped soil, treat it with suspicion and always get it checked out for Japanese Knotweed.

In order to prevent Japanese Knotweed regrowth and/or cross site contamination on your land, abiding by the above recommendations are imperative, as failure to do so can result in ineffective Japanese Knotweed treatment.

2.5.1. Limitations of survey.

The findings of this Japanese knotweed survey are the result of a visual inspection only. Therefore, they should not be taken as a guarantee that Japanese knotweed, or another invasive weed, is not present on the site or neighbouring land.

The presence of Japanese knotweed and other invasive weeds can be concealed by property owners or contractors either by accident or deliberately. This can be by way of physical removal of the plant stems and crowns, vegetation clearance or by covering the area over with turf, paving, aggregates and other similar materials.

2.6. Site plan.

The following is a site plan identifying where the Japanese Knotweed is situated. This plant is mentioned specifically in the Wildlife and Countryside Act 1981 – Schedule 9.





Legend	
	Visible extent of Japanese knotweed.
	Exclusion/Root zone.
	Area covered in initial survey and will be monitored and treated as required.

Please note, the illustration provided in the diagram above is for indicative purposes only and the proximities provided are an estimate. The approximations are made from the visible stands and the extensive knowledge of our experts.

2.7. Photographs of infestation.





TRUST MARK Government Endorsed Standards www.trustmark.org.uk
City & Guilds NPTC
ECAS ISO 45001 Health & Safety Management System
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3. Japanese Knotweed Management Plan.

Due to the presence of an invasive plant on site you would like the invasive plant removed so it will not affect the value of the property. Therefore, the following options are available for treatments of invasive plants.

3.1 Herbicide treatment.

Description	We apply a Glyphosate based product which has proven effectiveness against Japanese knotweed. This is systemic translocating herbicide which kills the top of the plant as well as the rhizome. Treatment and inspections will take place over a three-year period; this can vary depending on the size and age of the outbreak. Please note, any development works scheduled to take place in the affected area cannot proceed at any time during a herbicide treatment plan unless the soil in and around the identified stands is removed completely. As part of the herbicide treatment, the following steps will be taken: • Consent will be obtained from the Environmental Agency, if required. • Where there are other plants in the area surrounding the Japanese knotweed that need to be protected then stem injection will be utilised. • In year one we spray the invasive weed. We will visit and inspect the invasive plants a total of three times between August and October. During these inspections, treatments shall be carried out when required. • In year two treatment will occur if there is any new growth. If there is no regrowth, then monitoring will begin in year two. • Following the final treatment of the Japanese knotweed, we will monitor the site for a further two years. A completion certificate will be issued after this period and from this point the ten-year guarantee will begin.

	• If re-growth occurs during the monitoring period, we will assess the regrowth and treat and monitor it where appropriate. N.B. For a herbicide treatment of Japanese Knotweed there should be good foliar growth so plenty of the active ingredient can be absorbed. Ideally the soil in which the Japanese knotweed is present will not be moved off site as it may still be contaminated with dormant rhizome and be classed as controlled waste. In line with the Plants Protection Products (Sustainable Use) Regulations 2012, we only use herbicide treatments as and when is necessary and at the lowest dose possible to ensure a successful treatment of the Japanese Knotweed. No liability will be taken by Japanese Knotweed Expert in the unlikely event that plants surrounding the Japanese Knotweed are damaged by the spraying of the herbicide.
Expected outcome	We would expect the Japanese Knotweed to have died back following the fifth visit. We would then expect to see no growth or very limited growth following that visit. There may be some regrowth in the inspection period, however this will be treated as and when required as part of the inspection visits. We would not expect to see any new regrowth following completion of the visits outlined in the treatment schedule. However, we will issue a 10 year company and insurance backed guarantee (should this be required and purchased) upon completion to ensure the client is covered for any regrowth which may occur in the 10 year period following its issue.
Pros	This is one of the most cost-effective removal options. This option presents the least risk of further spreading the Japanese knotweed.

Cons/Risks	By spraying herbicide, you risk affecting other surrounding plants with the drift. Therefore, spraying should only occur on a dry sunny day with minimal wind. To mitigate this risk, if there are surrounding plants that must be protected, an injection method will be used. There is also a chance of regrowth. Some chemicals are residual therefore we only use a Glyphosate based herbicide to minimise the risk to animals and humans. This is the longest removal method and may result in disruption to development works. There is restricted application when the stand is located near to a water course.

3.2 Excavation and removal from site.

Description	To successfully remove Japanese knotweed, a maximum of 462m^3 may need to be excavated out (based on a singular, 1m^2 stand). The Wildlife and Countryside Act 1981 states that "if any person plants or otherwise causes to grow in the wild any plant which is included in Part II of Schedule 9, he shall be guilty of an offence". Therefore, it is vitally important to follow biosecurity procedures which are outlined below: • Consent will be obtained from the Environmental Agency, if required. • If the site is commercial, you will require a Grounds Investigation Report which will test the site for any contaminants, heavy metals and asbestos. This will be required if any soil needs to be removed from site. • At least one spraying and injection treatment with a glyphosate based herbicide should be applied ahead of the excavation if possible. • Relevant scans of the ground will be conducted ahead of any work. • Designate a clean hard-standing road into and out of the site if possible. If not, use hard standing where the trucks are going to be filled up and wash wheels off before they leave site. • Trucks should not be overfilled to ensure no spillage of contaminated waste spills over the side of the truck and new outbreaks occur on the sides of roads. • If possible, use wheel diggers rather than tracked diggers. These are a lot easier to clean off. • The sides of the excavation site will be battered as per PCA guidelines. • Once the contaminated soil has been removed from site scrape up the hard standing where the vehicles have been filled up and remove this as well. • Wash off the wheels/tracks and this waste should be removed from site to a licenced landfill site.

	• Waste carrier notes should be received from the driver and the licenced landfill site, to ensure all waste is delivered to where it is meant to go. • Ensure the area is cordoned off and tools and boots are cleaned before moving to another area on the site. • Following excavation, the site will be monitored as per the PCA guidelines for a further two years to ensure no regrowth. • If regrowth appears, the site owner will be informed immediately and offered a suitable herbicide treatment programme as part of the ten-year guarantee. If the area has been cleared of vegetation, then re-vegetation of the area is vital to ensure no soil erosion occurs and to inhibit the regrowth or re-habitation of invasive weeds.
Expected outcome	We would not expect to see any regrowth following the completion of the works as all viable Japanese Knotweed should have been removed from site. However, we will issue a 10 year company and insurance backed guarantee upon completion to ensure the client is covered for any regrowth which may occur in the 10 year period following its issue.
Pros	Leaves the site with no restrictions or disruption upon completion of the work. Work can continue once the excavation has been completed.
Cons/Risks	When mechanically removing the invasive plant from where it is situated on site, there is always the chance that when the spoil is moved, contamination of another part of the site or other sites will be contaminated. Also, if you miss some of the rhizome/top growth it will grow back. This can be one of the more expensive removal options.

3.3 Temporary bund.

Description	A temporary bund gives time to treat the Japanese knotweed; the soil that is contaminated can be piled up so that the Japanese knotweed can be treated without interrupting any other building work that needs to be carried out. • Consent will be obtained from the Environmental Agency, if required. • If the site is commercial, you will require a Grounds Investigation Report which will test the site for any contaminants, heavy metals, and asbestos. This will be required if any soil needs to be removed from site. • A root barrier would be laid down on the non-contaminated soil. • If there is a need to have more than one roll of root barrier, we would have one of our competent team members join the pieces together. This must be completed by one of our competent team members as Japanese knotweed is prone to breaking through seams. • The pile should be no taller than 1 m and ideally around 0.5m tall. Any taller than 1m can put viable rhizome into a dormant state if it is buried more than 1m deep. • The objective is to stimulate growth that can then be treated with systemic herbicides as in 2.1. It is vitally important to follow Biosecurity procedures which are outlined below: • Designate a clean hard-standing road into and out of the site if possible. If not, use hard standing where the trucks are going to be filled up and wash wheels off before they leave site. • Where the designated track is for moving the contaminated soil to the designated dumping area this ideally should be sheeted up if the dumper wheels cannot be washed off each time it is filled. • Trucks should not be overfilled to ensure no spillage of contaminated waste spills over the side of the truck and new outbreaks occur on the sides of roads.

	• If possible, use wheel diggers rather than tracked diggers. These are a lot easier to clean off. • Once the contaminated soil has been moved to the designated area scrape up the hard standing where the vehicles have been filled up and move this as well. • Ensure the area is cordoned off and tools and boots are cleaned before moving to another area on the site.
Expected outcome	We would expect the Japanese Knotweed to have died back following Visit 5. We would then expect to see no growth up until Inspection 10. There may be some regrowth in the inspection period, however this will be treated with herbicide as and when required on the Inspections. We would not expect to see any new regrowth following completion of the visits outlined in the treatment schedule however, we will issue a 10 year company and insurance backed guarantee upon completion to ensure the client is covered for any regrowth which may occur in the 10 year period following its issue.
Pros	Keeps the cost down as we do not need to remove the hazardous waste off site. This method allows work to resume immediately in the once effected area.
Cons/Risks	When mechanically removing the invasive plant from where it is situated on site, there is always the chance that when the spoil is moved contamination of another part of the site or other sites will be contaminated. Also, if you miss some of the rhizome/top growth it will grow back. This method requires a set aside area for storage and treatment of the Japanese knotweed.

3.4 Permanent burial.

Description	A similar process is carried out for permanent burial of the Japanese Knotweed. The root barrier has to be guaranteed by the manufacturer for at least 50 years. This is because the Japanese Knotweed is known to be dormant for over 20 years. The soil should be sifted, and the main stands and rhizomes be removed from the spoil. This can be done by following this process: • Consent will be obtained from the Environmental Agency, if required. • If the site is commercial, you will require a Grounds Investigation Report which will test the site for any contaminants, heavy metals and asbestos. This will be required if any soil needs to be removed from site. • At least one spraying and injection treatment with a glyphosate-based herbicide should be applied ahead of the excavation if possible. • The soil is then dug out and put into a dumper and this spreads the soil in the hole that has been excavated. • If the contaminated waste can be buried deeper than 5 metres, then the waste can be covered with a root membrane sheet. Sand or identifying tape should be put on top of the membrane to make it easily identifiable if anyone digs in that area in the future. 5 metres depth of clean soil can be put on top as over burden. • If the contaminated soil cannot be buried greater than a depth of 5 metres it can be buried with just 2 metres of overburden placed on top. If this happens though the contaminated soil needs to be totally encapsulated. Sand or identifying tape should be put on top of the membrane to make it easily identifiable if anyone digs in that area in the future. • The bund must be completely sealed and have a minimum capping of 2 metres depth. This should be shown on the deeds for the property. The cells can be placed under buildings within the cellar voids. The ideal is that it is buried where the site is being landscaped and trees are planted above the stockpiled

	invasive plant to ensure that no mechanical damage is caused to the root membrane. • As excavating deep holes has a risk of collapse, we would recommend the area be fenced off with orange 5kg barrier fencing. • The site will be monitored as per the PCA guidelines for a further two years to ensure no growth appears. • If new growth appears, the site owner will be informed immediately and offered a suitable herbicide • treatment programme as part of the ten-year guarantee.
Expected outcome	We would expect any development works to continue as scheduled following the completion of the works. We would also expect not to see any further regrowth in the area as it will be contained in effect to ensure building work can continue. However, we will issue a 10 year company and insurance backed guarantee upon completion to ensure the client is covered for any regrowth which may occur in the 10 year period following its issue.
Pros	This method of removal allows for work to resume immediately upon completion.
Cons/Risks	When mechanically removing the invasive plant from where it is situated on site there is always the chance that, when the spoil is moved, contamination of another part of the site or other sites will occur. Also, if any of the rhizome/top growth is missed, the Japanese knotweed will grow back. If Japanese knotweed is buried within a capsule, if the plant breaks through or the liner is damaged by animals or machinery then there is a chance of it re-emerging. Monitoring is very important: if there is a re-growth it can be dealt with quickly before it becomes a major problem.

3.5 Risks associated with methods of control.

There are risks associated with every treatment or removal method. The object is to identify and minimise these risks, putting controls in place to ensure the safety of all who come into contact with the site.

In order to assess and reduce these risks, there will be a designated person on site responsible for Health and Safety. This person is Jason Harker.

All Japanese Knotweed Expert Ltd staff are provided with a copy of our Health and Safety policy and are provided with Health and Safety training upon joining the company. For each site, Japanese Knotweed Expert Ltd will produce a site-specific risk assessment and method statement, specifying the risks present on that site and any controls that must be put in place before work commences.

A copy of this Risk Assessment and Method Statement will be given to all staff that attend the site and, upon commencement of the work, a detailed briefing will take place to ensure the document has been read and understood.

3.6. Evaluation of most successful treatment option.

After evaluating the requirements of the site and the client's preferences we feel the following option is the most viable:

In reference to the client's instruction of identifying and eradicating any Japanese Knotweed, we believe the treatment of the Japanese Knotweed through spraying and injection of a glyphosate based herbicide is the most viable.

To deem that the treatment plan for terrestrial invasive weeds has been successful there must be no regrowth for two full years after the management plant has been implemented.

3.7. Preventing further spread.

All areas that are affected by the Japanese knotweed should be fenced off and isolated using Orange Barrier Fencing 7Kg to prevent any further spread of the knotweed. We would recommend that the fencing should be erected a minimum of 2 metres away from the Japanese knotweed. Ground up to 7 metres away from the Stand should not be disturbed as there may be extremely viable rhizome present which is likely to regrow given the opportunity. Disturbing the ground within this measure will breach the terms of the management plan and we may no longer be able to continue the management plan as scheduled. Disturbing the ground will also likely lead to a breach in your Duty of Care under EPA.

Materials from the Japanese knotweed infected areas must not be removed from site unless supervised by a Japanese knotweed specialist. New materials must not be introduced to or adjacent to any of the Japanese Knotweed infected areas.

3.8. Sustainable Use - Integrated Weed Management (IWM)

It is important to us that we follow industry best practices regarding safe and sustainable treatments for Japanese Knotweed. To ensure we do this we are always evaluating our management strategies – the Integrated Weed Management (IWM) plans are authorised by The PPP (Sustainable Use) Regulations 2012.

Additional to the regulations set by The PPP as detailed above, we also refer to the Jones et al. 2018 study, which advises the efficacy of herbicide treatments including the active ingredient (MAPP number: 15534) to best treat the invasive weed and also the optimal time of year to treat Japanese Knotweed.

Japanese Knotweed Expert have explored many methods of remediating the invasive weed but following the waste hierarchy set out by the EU Waste Framework Directive, we believe it is best to treat the Japanese Knotweed onsite using a herbicide so the waste isn't having to be disposed of offsite and therefore minimising the environmental impact and supporting best sustainability practices.

4. Schedule and cost breakdown.

4.1. Fee.

Please note that due to the fast-growing nature of Japanese knotweed, this proposal value is valid for 14 days from date of issue.

£2,927.50	Works to remediate Invasive Plant. (Net Price) including 10 year insurance backed guarantee.
- £260.00	Survey Report & Management Plan Deduction (Net Price)
£2,667.50	Net Total
£533.50	VAT Total
£3,201.00	Quote Total

A discount of 4.7% is available if paid upfront.

Payment schedule:

Option 1: Upfront Payment

£2,927.50	Works to remediate Invasive Plant.
- £260.00	Survey Report & Management Plan Deduction
£2,667.50	Net Total
-£125.37	4.7% Deduction
£2,542.12	Upfront Net Total
£508.42	VAT
£3,050.55	Upfront Total

Please note that payment is due upon receipt of the invoice.

Option 2: Direct Debit (please note that the 4.7% discount does not apply to payments being made by direct debit).

Amount to be Paid	Date
£533.50	Upon Acceptance
£222.29	June 2026
£222.29	July 2026
£222.29	August 2026
£222.29	September 2026
£222.29	October 2026
£222.29	November 2026
£222.29	December 2026
£222.29	January 2027
£222.29	February 2027
£222.29	July 2026
£222.29	August 2026
£222.29	September 2026

Please note that a Direct Debit will be set in place to take payments so that the treatment plan will be paid for over the course of 12 months. Each payment scheduled as above will be taken on the 1st of the month. If we are unable to take payment, the treatment plan will not continue.

If you require the insurance backed guarantee to be issued prior to the completion of the treatment schedule for solicitors/mortgage lenders, we will require the treatment plan and insurance backed guarantee fee to be paid in full to cover the contract value. We will then be able to issue the 10-year insurance backed guarantee documents.

4.2. Treatment schedule.

Japanese knotweed is classified as a perennial herbaceous plant, as such it goes into a dormant state over the winter months. This requires the plant to draw all the chemicals and nutrients it absorbs, and that are within the leaves and stems, back down into the rhizome. This then acts as a food reservoir for the plant over the winter and provides the necessary energy to re-grow the following spring. The latest research shows clearly that systemic treatment of a herbicide spray or injection in late summer/early winter has far more effect on the plant than treatments earlier in the year. Depending on when the project is signed off, we may carry out a single treatment on the stands referenced within this report, depending on what the surveyor feels is best in each individual case. Please see below our recommended treatment schedule.

Action	Date
Visit 1 Treatment* Inspection & Report	August 2026
Visit 2 Treatment* Inspection & Report	September 2026
Visit 3 Treatment* Inspection & Report	October 2026
Visit 4 Treatment* Inspection & Report	August 2027
Visit 5 Treatment* Inspection & Report	September 2027
Visit 6 Treatment* Inspection & Report	October 2027
Visit 7, Treatment* Inspection & Report	August 2028
Visit 8, Treatment* Inspection & Report	September 2028
Visit 9, Inspection,Report & Certification	October 2028
2 Year Monitoring Period	August 2029-October 2030

**An assessment will be carried out on each visit detailed above and treatment shall be carried out when required.*

Please note that the deposit payment, made upon acceptance, equates to the VAT amount.

The weather may affect the day of work, if this is the case, we will inform you by the earliest possible time. If the surveyor is happy that the treatment is working effectively then some visits may be missed. Therefore, please use this schedule as a guideline and not a fixed expectation.

If the property is sold before the completion of the management plan, then full payment must be made on completion of the sale. This is so that the management plan can continue. This will also mean that the company guarantee and insurance backed guarantee can be issued once full payment has been made. Should the ownership of the property be transferred, we will require confirmation in writing of the name and contact details of the new owner withinthree months of the purchase. There will be an administration fee of £150+VAT to transfer all appropriate documents to the new owner.

We will issue a certification of completion once all the treatments and inspections have been completed as per the schedule above. Our 10 year company guarantee then begins!

5. Appendices.

5.1. Guarantee.

Japanese Knotweed Expert guarantee that all services detailed within this proposal will be provided at the price agreed. We urge you to contact us if you are not happy with any part of our service.

5.1.1. Company guarantee.

Upon completion of the treatment a company guarantee certificate will be issued to the client. This guarantees that, should the Japanese knotweed return to the site within 10 years of the completion of the treatment, the company shall visit the site and complete further herbicide treatment for no additional cost, subject to the terms and conditions of the guarantee. In the unlikely event of regrowth following an excavation, any regrowth shall be chemically treated.

5.1.2. Insurance backed guarantee.

Upon completion of the treatment, an insurance backed guarantee will be arranged. This will cover the cost of the treatment or removal of any further Japanese Knotweed growth on the site within 10 years of completion of the works, if Japanese Knotweed Expert Ltd is unable to provide further treatment for any reason. This would be subject to the terms and conditions of the guarantee.

5.2. Accreditations & qualifications.

Mr Jason Harker and Japanese Knotweed Expert Ltd have a number of accreditations, giving our clients peace of mind and assuring you that we are a reputable and qualified company. Mr Jason Harker's qualifications can be found below:

JASON HARKER

CURRICULUM VITAE

Role

Founder and Managing Director of Blue Iris Landscapes Ltd, Japanese Knotweed Expert Ltd and ProHort Ltd.

Areas of Expertise and Experience

Over 20 years' experience in the identification, control and management of Japanese knotweed and other invasive weeds.

One of the first five people in the UK to become a PCA Certified Surveyor of Japanese Knotweed.

Listed in the UK Register of Expert Witnesses as one of five experts in the identification and treatment of Japanese Knotweed.

Extensive experience in the production of management plans and treatment plans for Japanese Knotweed, Bamboo and other invasive weeds.

Over 5 years' experience in the preparation of Part 35 Compliant Expert Witness reports suitable for presentation in court, with experience working for both Claimants and Defendants.

Clerk of the Works experience, including onsite supervision and management of excavations of invasive weeds, alongside suitable removal of waste.

Over 5 years on the panel of horticultural experts for Radio Stoke.

Qualifications

Certified Surveyor of Japanese Knotweed - April 2014 – Property Care Association.

The Control and Eradication of Japanese Knotweed Surveyor's Training Course - March 2014 – Property Care Association.

NPTC Certificate of Competence in the Safe Use of Pesticides - May 2014 – City & Guilds

NPTC Certificate of Competence in the Safe Use of Pesticides – PA6AW - May 2014 – City & Guilds

BS5837: Tree Surveying and Categorisation - February 2015 – Arboricultural Association

RHS Diploma in Horticulture - August 1997 – Reaseheath College

IOSH Managing Safely - February 2017 – APT Health and Safety Training Solutions

A-Level Mathematics, Chemistry, Biology and Science - August 1997 – Westlands High School.

TRUST MARK Government Endorsed Standards www.trustmark.org.uk

City & Guilds NPTC

ECAS ISO 45001 Health & Safety Management System

ECAS ISO 14001 Environmental Management System

ECAS ISO 9001 Quality Management System

PCA Property Care ASSOCIATION

Jason Harker is the only specialist surveyor for Japanese Knotweed who is on the Expert Witness Directory for Solicitors and Barristers in the UK. This means his expertise is often required in disputes regarding Japanese Knotweed which have gone to court. Please see the following link to find out more: https://www.jspubs.com/search/index.htm.

Japanese Knotweed Expert's accreditations include:

Accreditation	Description
ISO 9001 Quality Management System	ISO 9001 is one of the world's most recognised standards for quality, in terms of the product and service that a company delivers. This means that we consistently deliver an excellent service to our customers. We commit to reducing errors whilst increasing levels of customer satisfaction.
ISO 14001 Environmental Management System	ISO 14001 specifies a set of environmental management requirements for a company to comply with. The purpose of this is to encourage companies to protect the environmental, to prevent pollution and improve their environmental performance. We are dedicated to protecting the environment and ensuring that we dispose of waste correctly and that our chemicals are stored safely.
ISO45001 Health & Safety Management System	ISO 45001 is an occupational health and safety management system specification. This shows that we are providing a safe working environment to protect our employees and to also improve their performance. This means all of our staff are supplied with the correct PPE to ensure their safety.

City & Guilds	All of our onsite staff have the City & Guilds PA1 and PA6 spraying qualifications. This means that all of our staff have the correct knowledge and skills to use any chemicals required to treat invasive weeds.
TRUST MARK Government Endorsed Standards www.trustmark.org.uk	Trustmark is the only Government endorsed scheme for trades in and around the home. They award registered firms with the accreditation after thorough vetting and on-site inspections to ensure the firm is raising industry standards.
SSIP SAFETY SCHEMES IN PROCUREMENT	Safety Schemes in Procurement actively works to promote high standard of Health and Safety within the UK by setting strict guidelines on Health and Safety competence and assessing contractors in accordance with these.
iosh	Our site operation manager (Mr Jason Harker) is fully competent by experience and holds the Managing Safely qualification from IOSH (Institute of Occupational Safety and Health.
PCA Property Care ASSOCIATION	The Property Care Association promote high standard of professionalism and expertise within the industry. There are strict guidelines to be a member of the PCA. The Property Care Association have an Invasive Weed Control section and this includes leading industry experts.

TRUST MARK Government Endorsed Standards www.trustmark.org.uk

City & Guilds NPTC

ECAS ISO 45001 Health & Safety Management System

ECAS ISO 14001 Environmental Management System

ECAS ISO 9001 Quality Management System

PCA Property Care ASSOCIATION

5.3. Testimonials.

"Great service, friendly staff and excellent knowledge of all invasive weeds (as well as their not so harmful lookalikes). Would definitely recommend"
Mr Fleming, North Cork

"On behalf of our mutual client, can I take this opportunity to thank you for the services rendered over the past year.

As a result of un-authorised tipping, the land recently acquired by my client to form an extended car-park for the community centre, was infested with Japanese Knotweed.

Your site visits, recommendations and subsequent treatments have resulted in a weed-free environment, enabling us to proceed with further stages of an overall program."
Mr Palmer, Building Control Surveyor

"We would like to say thank you to Jason and his team for treating our Japanese Knotweed problem. We had only been in our property for six months when a neighbour mentioned we had Japanese Knotweed growing in our garden. We had never heard of it, we researched it online and it really worried us.

We found Japanese Knotweed Expert website and found it was a local company so we rang the office. They arranged for Jason to come out and do a site survey, he confirmed it was Japanese Knotweed but he reassured us it could be treated and he would arrange a Japanese Knotweed management plan which was very detailed and explained everything.

Over the past five months the plan has been in place, after every treatment we have received a report. Whenever we have contacted the office, we have found the staff very pleasant and professional. The Knotweed has now been eradicated and we get follow up visits for the next two years to check it and a 10 year guarantee.

We would highly recommend Jason and his team to anyone, they do exactly what they say."
Mr and Mrs Blakeman, Scholar Green

TRUST MARK Government Endorsed Standards www.trustmark.org.uk

City & Guilds NPTC

ISO 45001 Health & Safety Management System

ISO 14001 Environmental Management System

ISO 9001 Quality Management System

PCA Property Care ASSOCIATION

5.4. Our insurances.

Employers Liability Insurance – Limit of Indemnity: £10,000,000

Public Liability Insurance – Limit of Indemnity: £5,000,000

Professional Indemnity Insurance – Limit of Indemnity: £1,000,000