

SURVEY REPORT

Private & Confidential

REFERENCE
JKLE17686

CLIENT
Onward Homes

SITE ADDRESS
Victoria Avenue, Whitefield, Manchester, M45 6DP

**JAPANESE
KNOTWEED™
TO BE
IGNORED**



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

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VISUAL ASSESSMENT REPORT

We have been instructed to undertake a survey of the above property, to determine to the best of our ability the presence of Himalayan Balsam

The site survey was undertaken by **Japanese Knotweed Ltd** on **20th Jan 2023** Japanese Knotweed Ltd is a member of the **Property Care Association (PCA)** Invasive Weed Control Group, we ensure our services are managed in accordance with the industry Codes of Practice and government legislations.

The findings of this survey are collated from a visual inspection only.

On investigation, we found **no clearly visible above ground presence** of Himalayan Balsam, we did however locate Crocosmia on site and a further area of Japanese knotweed – we will update our quotes for the treatment of Japanese Knotweed and provide these to you.

In the winter Himalayan Balsam completely dies back leaving, where dense colonisations exist a hay like structure over the surface. Therefore, possible seedbank spread from previous seasons would need to be taken into consideration. Germination occurs from February to Mid-March, from April to July the plant gains rapid shoot extension and leaf expansion, from July it has highly visible pink flowers The “Seedling stage”, can be seen from February to March, this will depend on geographical locations due to temperature differences from around the UK.

No clearly visible Himalayan Balsam material was identified to the site. The survey was conducted in January 2023 when this plant is not actively growing. This can make identification much more difficult, however the site was inspected previous season dead stem material.

IMPORTANT NOTES

The findings of this survey are the result of a visual inspection only and should not be taken as a guarantee that Himalayan Balsam, or other invasive plant species, are not present on the site or neighbouring land. The presence can sometimes be concealed by property owners (occupiers) or contractors deliberately or by accident by way of: Physical removal of the plants stems through grounds maintenance, vegetation clearance or site demolition or by being covered over with turf, hard standing, landscape fabric, ornamental gravel, bark mulch and so on.

We state that the survey is a ‘visual inspection’ only.

SURVEY DETAIL: SUBJECT PROPERTY

The subject property is large irregular shaped plot of vacant land measuring approximately 1 hectare, located in Whitefield, Greater Manchester. The site is accessed off Oxbow Way and this leads to a substation on the right with an area of tarmac hardstanding beyond. The north and east side of the site is occupied by mounds of material from the demolition and are accessed via a slope/incline. The western area of the plot is overgrown with perennial grasses and weeds including dense bramble.

Image 1: ACCESS ROAD TO SITE



Image 2: ACCESS TO SITE



Image 3: DENSE SCRUB IN NORTHEAST CORNER



Image 4: DENSE SCRUBBY VEGETARIAN NORTHWEST CORNER OF SITE



Image 5: EAST BOUNDARY WITH BUNGALOWS



Image 6: NORTHERN SECTION OF SITE



Image 7: SCUB ALONG WEST BOUNDARY



Image 8: SUB STATION



Image 9: VIEW ACROSS SITE



Image 10: VIEW ACROSS SITE



Image 11: VIEW NORTH ACROSS SITE



Image 12: VIEW NORTH ACROSS SITE



Image 13: VIEW NORTH WEST ACROSS SITE



Image 14: WEST BOUNDARY



Image 15: CROCOSMIA NEXT TO SEMI MATURE TREES



Image 16: CROCOSMIA UNDER TREES



Image 17: CROCOSMIA IN GRASSLAND



Image 18: CROCOSMIA LAST SEASONS GROWTH



Image 19: CROCOSMIA PATCHY GROWTH



Image 20: CROCOSMIA AREA NEXT TO ALDER TREE



Image 21: CROCOSMIA 1LAST SEASONS GROWTH



Image 22: CROCOSMIA AREA NEXT TO ALDER STUMP



TERMS AND CONDITIONS

1. The prices exclude VAT at 20% and are subject to any change at the prevailing rate.
2. LIMITATIONS OF SURVEY:

The findings of this survey are the result of a visual inspection and should not be taken as a guarantee that Japanese knotweed, Giant knotweed, or knotweed hybrid, or other invasives are not present on the site or neighbouring land.

Unless specifically stated otherwise in the instruction to undertake a survey we are only surveying for the presence of Japanese knotweed, Giant knotweed, or knotweed hybrid. We will not be negligent for having failed to survey the property for the presence of other invasive non-native plant species (INNS). If in surveying for knotweed we visually identify other INNS we will bring these to your attention with a recommendation for control.

- a. Visual Inspection:

We will conduct a walkover visual assessment of the property/site only, unless it has been specifically stated that we are conducting exploratory excavations/trial hole digs.

The above ground presence of Japanese knotweed can sometimes be concealed by property owners (occupiers) or contractors deliberately or by accident by way of: Physical removal of the plants stems and crowns through grounds maintenance, vegetation clearance or site demolition or by being covered over with turf, hard standing, landscape fabric, ornamental gravel, bark mulch and so on.

During the winter, knotweed goes into temporary dormancy and the aerial growth turns brown and brittle. On larger, more mature stands, the canes remain in place (unless cleared as detailed above) and provide a clear visual marker of the plant's location. However younger or smaller canes may break off and get cleared/blown away, leaving no indication of knotweed presence. If the survey is undertaken during the winter months, it is possible in some situations that we may not discover the presence of knotweed even though it exists.

- b. Underground knotweed:

It is important to note that the majority of the plant's stems, known as rhizomes, are subterranean (underground) and cannot be seen from a walkover visual inspection.

We can assess the likely extent of the plant's underground rhizomes if surveying undisturbed above ground knotweed growth, as most rhizomes are found growing within 3m of the above ground extent of growth.

If Japanese knotweed has previously been treated/disturbed, or materials have been imported on to the property/site that are contaminated with knotweed, we may not be able to assess the presence or likely extent of ground contaminated by knotweed rhizome. Disturbed or imported buried knotweed rhizome may lie viable but dormant underground for many years.

3. BOOKING OF VISITS:

Where the company has communicated and had confirmation of a treatment or monitoring visit, and the date and time has been accepted, but on arrival, the customer isn't at home/site/property or doesn't allow a company representative to gain access to carry out the work, then the company see this visit as a "No Access" Visit.

The company understands that there are times this can happen and depending on the circumstances will allow this to be the case once per season. If a visit is then rescheduled and with confirmation and a 'No Access' situation occurs again, then the company will either see this visit as carried out and will only return to site to carry out the work at the next scheduled visit or if the customer pays for another visit to take place at a cost of £140 plus VAT.

Where the company has tried to contact the client following the below communication procedure and has still been unsuccessful, the company feels it has carried out its duties in trying to make sure that the visit takes place. If the visit still has not been booked in, and the company can prove the communications if requested, the company feels that it is then up to the client to contact the booking team to organise a date to carry out the scheduled visit. If the client does not contact the company, the company sees this visit as having taken place and no monetary recourse can be taken by the client. If a whole season is therefore missed, no additional visits will be added to the visit schedule. If, however, communication does happen within the same season, the booking will then be diarised and completed.

Communication procedure:

The company will ring to make a booking. If no answer and where possible, the company representative will leave a voice message. If the company does not hear back, the company will make a second call and again if possible, leave a voice message. If after calling twice, the company still does not hear back, especially if there is no method of leaving a voicemail, the company will email the client confirming the date of the calls requesting a time to visit. If the company has been to site before, the company will possibly “cold call” the visit when passing. If after all this, the company still does not hear from the client, the visit will be seen as completed and only rescheduled when the customer makes contact.

4. GENERAL

The company holds the right to update these terms and conditions from time to time, with the most up to date terms being the prevailing ones. The most recent terms can be requested at any time from the company.

THE PROPERTY CARE ASSOCIATION



**...A 'BADGE OF EXCELLENCE'
ENABLING CONSUMERS TO RECOGNISE
PROFESSIONALISM AND CREDIBILITY.**

The Property Care Association (PCA) is the trade association representing specialists who can be trusted to resolve problems affecting buildings.

Japanese Knotweed Ltd is a long-standing member of The Property Care Association Invasive Weed Control Group (IWCG).

The IWCG was established with the assistance of the Royal Institution of Chartered Surveyors (RICS), Council of Mortgage Lenders and The Building Societies Association who are now able to refer and signpost consumers with confidence to contractors affiliated to this scheme.

The Property Care Association works to promote high standards of professionalism and expertise in the industry sectors it represents. This is done by developing and delivering professional training courses and awarding industry recognised qualifications to those who study for and successfully pass their rigorous examinations.

We are proud to have technically proficient, qualified staff members who have successfully passed these rigorous PCA examinations:

- Certificated Surveyors in Japanese knotweed (CSJK)
- PCA Qualified Technician (PCAQT) – Japanese knotweed

Companies wishing to join the PCA are required to meet and maintain robust membership criteria. These criteria cover aspects of their services including professional qualifications, technical competence, service delivery and financial stability.

To remain members of the PCA, companies must maintain high standards, and are audited regularly to ensure standards are being maintained. This gives consumers confidence that PCA members are robust and reliable companies to provide them with property care services.

The PCA also provides an industry voice on behalf of its members. The PCA works with government departments, responds to industry consultation documents and assists with the development of new guidelines, all with the aim of promoting best practice.



Because of the high standards of service and quality that is expected from PCA members TrustMark accreditation is extended to all contractor members.

As members of the PCA Invasive Weed Control Group, Japanese Knotweed Ltd can offer an Insurance Backed Guarantee (IBG), provided by Accelerant Insurance UK Limited to safeguard our written company guarantees.

Choosing a contractor who is a member of a recognised trade body, such as the PCA, is a wiser choice and can be a requirement of mortgage lenders when buying or selling a property affected by Japanese knotweed.

JAPANESE KNOTWEEDTM TO BE IGNORED

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