

Japanese Knotweed Proposal

Former Showcase Cinema Site, Hyde Road, Manchester M12 5AL

Prepared for: Gillian Smith of Faithful + Gould

Prepared by: Mathew Day on 24.07.2020

Reference: 13976

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1.0 Introduction

Thank you for your recent enquiry regarding Japanese knotweed and for giving us the opportunity to submit our proposals. We are one of the leading knotweed specialists in the UK able to offer insurance backed guarantees (IBGs) for up to 10 years underwritten at an “A” rated syndicate at Lloyd’s.

The problems typically experienced with Japanese knotweed on commercial and development sites are;

- delays to development/construction works, and associated increased cost
- spread of knotweed (encroachment) onto adjoining land resulting in risk of neighbour dispute and ultimately legal action under private nuisance
- criminal sanctions under the Wildlife & Countryside Act 1981, by permitting the spread of Japanese knotweed into the wild, or under the Environmental Protection Act 1990 Part 2 “duty of care” relating to controlled waste
- problems with land sale or purchase due to nil or low valuations for lending purposes
- risk of damage to existing or future buildings, hard surfaces, drains etc.

Rest assured, where knotweed is tackled correctly, these problems can usually be avoided.

2.0 Project Objectives

We understand that the site is set to be purchased by Manchester City Council and redeveloped into a large Secondary School.

3.0 Site History & Conditions

The information below has been derived from;

- a walkover dog inspection site survey carried out by Jason Collins of RFA Security Services Ltd in conjunction with Environet UK Ltd on 23.07.2020.
- an intrusive Japanese knotweed survey carried out by Environet UK Ltd across the 7 known areas of Japanese knotweed, as shown in the site plan below.

Knotweed is present on the site in 7 locations as per the table below. Each location was visibly examined by Environet employee, detection dog. Areas of visible growth or heightened interest were further examined using a 3t excavator. Trial pits outside of visible growth were also made in order to inspect subsoil for Japanese knotweed rhizome.

Table 1 – Schedule of Infestations, defining the extent of visible knotweed

Ref	Visible Length (m)	Visible Breadth (m)	Visible Area (m ²)	Relevant comments (e.g. location description, maturity, previous treatment, distribution etc.)
JK1	16	3	48	Mature crowns, but with sporadic above ground growth, some bonsai confirming previous herbicide treatment. Based on site boundary plan provided this entire area falls within Gala Bingos land. Distance to Gala Bingo building approx. 2m. Herbicide

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				treatment understood to have been under treatment for last 5-6 years, which appears to be providing effective control.
JK2	46	7	301	Mature crowns with sporadic growth in wooded/landscaped area close to verge of Kirkmanshulme Lane, approx. 1m from pavement. Above ground growth is sporadic, as a result of treatment over last 5-6 years, which appears to be providing effective control.
JK3	12	12	105	Grassed area to west of entry/exit on Kirkmanshulme lane. Small shoot visible at time of survey by line of trees, Trial pits found dead rhizome at least 5m from visible growth.
JK4	7	1	7	Landscaped strip between lower parking area and Kirkmanshulme Lane. One visible stem seen growing through hedgerow. Trial scrapes found further evidence of previous years growth in dead canes and crowns.
JK5	1	1	1	In a landscaped bed, 1 shoot of visible growth seen at time of survey, no further evidence found from vegetation scrapes.
JK6	50	6	300	Area surveyed by Mathew Day in March 2020. Mature canes and crowns identified along boundary line with Ellen Wilinon Crescent.
JK7	2	2	4	Area showing previous herbicide signs from native plants, no evidence of Japanese knotweed found, unable to use excavator due to overgrowth.
	Total		766	

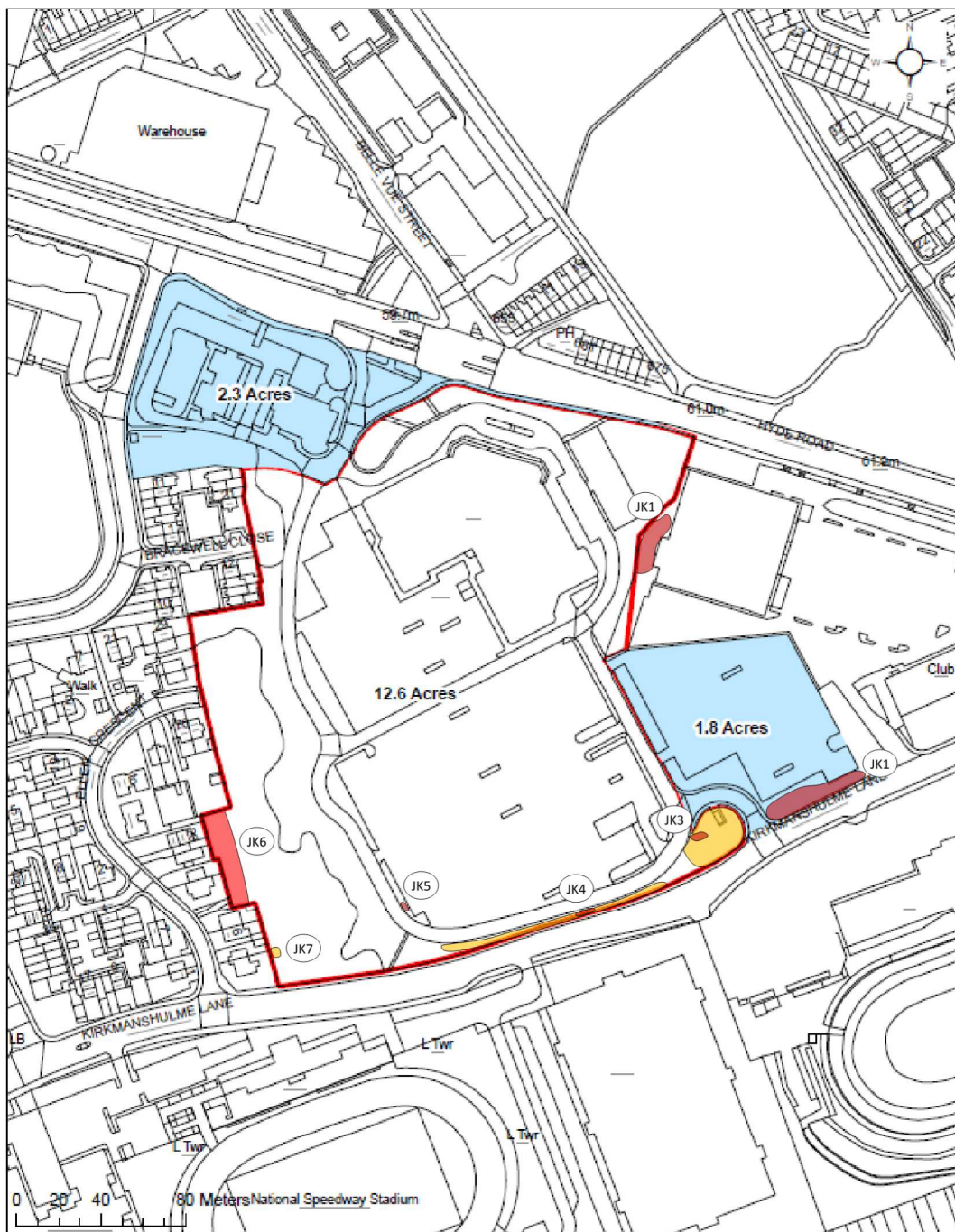
The extent of visible knotweed above ground is an indicator of the extent of infested soil but it is not a definitive measure. Maturity of the knotweed, soil conditions and any previous attempts at eradication will affect both the lateral and vertical spread, and hence volume of infested soil.

The site plan below shows the current visible extent based on survey findings and also the expected infested area based on historical knowledge.

JK1 and JK2 fall outside of current site boundary. These areas have not been included in the pricing provided.

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1:2,250
**PLAN FOR IDENTIFICATION
PURPOSES ONLY**

Corporate Estates Records Team
Strategic Development Directorate
P.O. Box 532
Manchester M80 2LA



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Legend for Site Location Plan

		Visible extent of Japanese knotweed (as referenced in Schedule of Infestations)
		Expected extent of Japanese knotweed (as referenced in Schedule of Infestations)

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Figure 1. JK1



Figure 2. JK2

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Figure 3. JK3



Figure 4. JK3 dead rhizome in trial pit

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Figure 5. JK4



Figure 6. JK4 Detection dog

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Figure 7. JK5



Figure 8. JK7

4.0 Treatment/Removal Options

4.1 In-situ herbicide

Method: Our treatment programme typically consists of four to six herbicide applications (it can be more or less depending upon the plant's uptake of the herbicide), using DEFRA approved herbicides applied at suitable times during the knotweed growing season (typically May to October) over a period of 5 years. On completion of treatment, the dead canes can either be left to rot on site or can be removed by Environet as an optional extra. Monitoring visits are carried out for two years following completion of treatment to check for regrowth.

Suitability: Herbicide treatment is suited where the knotweed is;

- in good condition and has not been previously treated
- in a non-critical construction area,
- somewhere that can be quarantined for the duration of the treatment programme,
- in a location that will never be disturbed.

Whilst herbicide treatment has the lowest upfront cost, it is seldom the most economical option on a construction site when other factors are taken into consideration. Achieving complete eradication is extremely difficult. It is impossible to verify with any degree of certainty that all rhizome has been killed, due to herbicide induced dormancy. Dormancy is often broken by ground disturbance (typical on construction or landscaping projects), re-awakening the plant and causing it to regenerate.

Disturbing areas of ground containing dormant knotweed should be avoided at all costs on commercial or development sites to prevent further spread.

4.2 Dig & Dump

Method: Physical removal of Japanese knotweed by excavating all the roots and affected soil is a recognised quick method for clearing land of knotweed. It often results in large quantities of infested soil being excavated, transported, and consigned to landfill for disposal. We ensure that ALL, but ONLY infested materials are removed by tracing the infestation laterally and vertically through the ground. This prevents any clean material leaving site unnecessarily.

Works can be carried out in total by Environet, or if you have other groundworks contractors on site, we can provide a supervisory service.

Suitability: The Environment Agency consider it the "method of last resort" but it is suitable for sites where an instant solution is required, and where no other options are acceptable. As infested soils are classed as controlled waste and subject to landfill tax, this method can become extremely expensive, particularly where large areas are affected. There are currently few remaining landfill sites in the country that will receive knotweed waste, pushing up disposal and haulage costs further.

There are better options available, often at a lower cost that come with additional benefits such as a lower carbon footprint and zero waste output.

4.3 Xtract™

Method: Xtract™ is a far more cost-effective and eco-alternative to dig & dump. Developed by Environet using eco-innovative patented technologies, Xtract™ is an on-site remediation method eligible for Land Remediation Tax Relief. Viable rhizome is removed from the soil, leaving the remediated soils on site for reuse in soft or hard landscaping - making it a zero-waste solution.

The infested soil is fully excavated and then processed with bespoke screening equipment to split the soil into two fractions – the fines (remediated topsoil for soft landscaping) and the oversize (containing the knotweed roots, stones and other sub-soil fractions).

The reduced oversize portion is either;

- stockpiled on-site for subsequent herbicide treatment, or
- undergoes a picking process to remove the rhizome from the oversize, or
- is crushed and reused as engineering fill within a containment membrane, or
- where any of the above are not suitable is consigned off-site to a licensed landfill.

Suitability: Our consultants will review the soil profile as part of their investigations to determine the suitability of the material and the site for the Xtract™ process.

5.0 Recommendations

There are a multitude of site-specific factors that can affect the treatment and removal options. [Appendix 1](#) identifies those that have been given due consideration.

As we have identified that Japanese knotweed is present suitable fencing and warning signs should be erected with a 3m buffer zone around the infestation, signage placed in the site office and welfare facilities with pictures of Japanese knotweed with a designated point of contact and a toolbox talk to be delivered to anyone working within the fenced knotweed area. These actions will prevent the accidental spread of Japanese knotweed. If you require a quote for any of these please let us know.

We recommend that the areas are approached as follows:

JK1 & JK2 – As long as these stay outside of the site plan and areas are not disturbed then we recommend a herbicidal monitoring programme to treat bonsai and stunted growth currently visible.

JK3 – Excavation of visible area plus a 7m buffer zone. Any further excavations required within the expected extent area should be supervised by Environet. Confirmation as to whether the trees fall under a TPO will be required.

JK4 – Excavation of visible area as well as supervision of wider area. Growth has been seen by on-site management throughout area though this cannot be confirmed by our intrusive works.

JK5 – Excavation of visible area, as mentioned in previous reports this area has only ever seen one growth likely from fragmented rhizome.

JK6 – Excavation of entire area along with installation of root barrier along boundary line. Herbicide treatment for adjoining properties affected by Japanese knotweed through encroachment.

JK7 – Area is likely to be left undisturbed, monitoring visits will take place.

Please note that the pricing provided is based on Environet completing all works, there is the option to supervise a contractor on site and to provide just haulage and disposal of contaminated material.

The trial pits undertaken show a shallow layer of top soil with a dense area of clay and made ground below, we're unable to screen this type of material.

6.0 Guarantees

The objective for all methods is to kill and/or remove **all** viable rhizome from the ground. Due to the invasive nature of knotweed some minor regrowth is to be expected. Regrowth following excavation methods is straight-forward to deal with and is no major cause for concern. We monitor all our work following Xtract™ and where a valid insurance backed guarantee is in place, we will deal with any regrowth at no additional cost to you.

Environet's Insurance Backed Guarantees have the following advantages:

- **"A" rated insurer accepted by all major lenders.** Our guarantees are underwritten at Lloyd's, a market leading rated insurer. It goes without saying that these are accepted by all the major banks and building societies in the UK.
- **£100,000 limit of liability.** Cover can be arranged with a limit of liability of up to £100,000. Larger values can be obtained subject to insurer approval.
- **Cover effective in days – no delays.** Our IBG can be issued following our first visit/treatment, subject to receipt of full payment. This means you have certainty that you are fully covered from day one.
- **Up to 10 years' cover** We can provide guarantees for 5 or 10 years to cover the treated area plus buffer zone, or the entire property.
- **No excess charges.** There is no excess charge, or fee payable for making a claim.
- **Assignable.** Our IBGs can be assigned to new freehold or leasehold owners. We can also add extra beneficiaries that have an interest in the land, (other than a freehold interest), e.g. leaseholders, or lenders using the property as security at any time during the guarantee period.

7.0 Costs

Element	£ (ex VAT)
Full Dig & Dump	
Mobilisation, all plant and labour to excavate, load, haul and dispose off-site all infested soil, for stands JK3, JK4, JK5 & JK6 as per the Schedule of Infestations, based on 40 loads and provision of Environet standard 5 year insurance backed guarantee underwritten by a syndicate at Lloyd's, for the lump sum cost: Any extra loads will be charged at an additional fee.	
Extra over to include standard 10-year insurance backed guarantee underwritten by a syndicate at Lloyds (optional):	
Please note this cost is subject to confirmation that the soil is not otherwise contaminated and will be accepted by the landfill operator. Where a soil report and soil analysis need to be produced in order to satisfy waste acceptance criteria this can be provided at a cost to be agreed.	
In-situ Herbicide Treatment for JK1, JK2 & JK6	
Herbicide Treatment Programme for stands JK1 & JK2 identified in the Schedule of Infestations rhizome:	
Options	
Platinum Guarantees – please speak to us if you would like a quotation to upgrade one of our standard guarantees to a platinum guarantee which covers the entire site rather than just the treatment area and associated buffer zone.	
Additional consultancy services not forming part of our original instructions are charged at £750 + VAT and disbursements:	
Please note, we have assumed the following will be provided by the client: a) Access, including where necessary suitable site haul roads b) Suitable and adequate working space c) Welfare facilities d) For any excavation work, a signed permit to dig e) Site security	

Please note:

- Our Standard Terms & Conditions apply
- We are used to rapid mobilisation and will use our best endeavours to fit in with your programme requirements subject to reasonable notice. We will agree dates with you

for site mobilisation, and ensure all plant and labour is scheduled to suit. If you need to postpone site mobilisation from the agreed date, please give us as much notice as possible. Where agreed dates are postponed by the client or their representative, we reserve the right to charge for any costs we incur. Where less than 3 working days', notice is given these costs may include fees for additional administrative work to re-arrange the mobilisation, any costs we receive from our suppliers, and abortive time charges where staff cannot be deployed on other projects at short notice.

- All figures shown exclude VAT, which will be added to your invoices at the prevailing rate
- No offsets or retention will be accepted. Guarantees cannot be validated until full payment is received
- Payment Terms are strictly 30 days from date of invoice via card or BACS. We are unable to accept cash or cheques.
- This quotation is open for acceptance for 60 days from the Proposal Date

8.0 Acceptance

If you have any queries regarding the content of this proposal or require a quote for an alternative method, please contact us on 01932 868700. We may be able to engineer a lower cost solution that still meets your revised needs.

To accept this quotation, please complete the instruction form that accompanies this quote and email to sales@environetuk.com.

Please note the Company credit checks all new business customers prior to commencing performance of the Services. The results of the credit check shall determine the Company's payment terms with the Customer. Where standard payment terms are agreed, a non-refundable deposit of 25% of the Contract Price shall be invoiced upon issuance of the Company's written acceptance of the Customer's order. We reserve the right to delay commencement on site until in receipt of the deposit payment.

Where non-standard payment terms are deemed necessary owing to a less than satisfactory credit rating, we will contact you prior to invoicing to agree alternative terms.

We look forward to working with you.

Appendix 1

Site Specific Constraints

Site Specific Constraint		Comments (where applicable)
Any identified watercourse (controlled water) in close proximity of the knotweed?	No	
Is groundwater assumed to be deeper than 3m below ground level?	Yes	
Has the presence of rare or protected species/habitats been identified or reported to us?	No	
Is there a risk of knotweed encroachment across site boundaries now or in foreseeable future?	Yes	
Is there any evidence of, or any reported previous ground disturbance within theoretical area of infestation;	Yes	
Is there any evidence of previous herbicide treatment to the knotweed, or has any been reported to us?	Yes	
Is the knotweed in close proximity of buildings/structures?	Yes	
Is the soil type/conditions known?	Part	
Is the knotweed on sloped ground?	No	
Are there any known underground obstructions?	Yes	
Is access available for the required machinery?	Yes	