

EXCAVATION REMEDIATION REPORT

Private & Confidential

REFERENCE

JKLE17997

CLIENT NAME

ISG

SITE NAME/ADDRESS

Varley Street, Manchester, M40

JAPANESE KNOTWEED™ TO BE IGNORED



Knotweed Management Plan drafted in accordance with the; Environment Agency 'Treatment and disposal of invasive non-native plants: RPS 178 [2019]' and 'Property Care Association's 'Code of Practice for the Management of Japanese Knotweed, [2018]'



KNOTWEED MANAGEMENT PLAN

JAPANESE KNOTWEED LTD

SPECIALIST CONTROL SERVICES
JAPANESE KNOTWEED & INVASIVE WEEDS

CONSTRUCTION PROJECTS

HOUSING DEVELOPMENTS

GROUND REMEDIATION

CHANGE OF LAND USE

COMMERCIAL PROPERTY

PRIVATE PROPERTY

CONVEYANCE

MORTGAGES

t: 0333 2414 413

e: contact@knotweed.co.uk

japaneseknotweed.co.uk

SPECIALIST SERVICES | SURVEY | TREATMENT | REMOVAL | GUARANTEE | INSURANCE

DUTY OF CARE:

JAPANESE KNOTWEED AND YOUR OBLIGATIONS

This site has been identified as containing Japanese knotweed. Japanese knotweed needs to be handled in a responsible manner to protect the environment, be socially responsible and prevent property risk.

Any works conducted to control or eradicate this invasive weed should be completed in accordance with the Environment Agency 'Treatment and disposal of invasive non-native plants: RPS 178 [2019]' and 'Property Care Association's 'Code of Practice for the Management of Japanese Knotweed [2018]'.

The spread of Japanese knotweed is governed under the Wildlife and Countryside Act 1981 / Wildlife (Northern Ireland) Order 1985. Part I (Wildlife – Miscellaneous), Section 14, Clause 2 of the Act states: ... 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. Schedule 9 (animals and plants to which section 14 applies), Part II (Plants) lists Japanese knotweed.

The plant is not cited under any legislation that requires its presence to be notified to either DEFRA (Department for Environment Food and Rural Affairs) or local planning authorities, and neither is it listed under The Weeds Act of 1959.

Under the Environmental Protection Act 1990, Duty of Care Regulations 1991, Japanese knotweed material and those material contaminated with Japanese knotweed must be removed to a licensed landfill site for disposal, accompanied by appropriate Waste Transfer documentation.

A PLAN OF ACTION

The Environment Agency advocate the use of 'Knotweed Management Plans' (KMP) wherever possible on development sites where Japanese knotweed is present. Our KMP's are drafted in accordance with the 'Property Care Association's 'Code of Practice for the Management of Japanese Knotweed [2018]'.

The KMP includes a site inspection and survey of visible Japanese knotweed infestations. The survey records locations and areas and any risks. Proposed usage for the site including any change of land use plans are evaluated to decide on an appropriate course of remediation.

Remedial actions may include in-situ herbicide but where there are plans to disturb areas containing Japanese knotweed the required excavation is excavation. An active or completed KMP should be included with a development sites Operation and Maintenance manual.



**JAPANESE
KNOTWEED
TO BE
IGNORED**

KNOTWEED MANAGEMENT PLAN

Table of Contents

1	PLAN OVERVIEW	4
1.1	CONTACTS	4
1.2	SITE ADDRESS	5
1.3	BIO-SECURITY	5
1.4	REMEDIALTION STRATEGY RECOMMENDATION.....	6
2	PRE-REMEDIALTION SURVEY	7
2.1	DESCRIPTION OF THE SITE.....	7
2.2	DISTRIBUTION OF JAPANESE KNOTWEED	7
3	REMEDIALTION STRATEGIES.....	9
3.1	PRIORITIES AND METHODS.....	9
4	APPENDICES	12
4.1	APPENDIX 1 - GUARANTEES.....	12
4.1	APPENDIX 2 – IMAGE RECORD OF SITE.....	18
4.2	APPENDIX 3 – SITE RISKS IF JAPANESE KNOTWEED IS NOT REMEDIATED.....	23
4.3	APPENDIX 4 – KNOTWEED AND THE LAW	24
4.4	APPENDIX 5 – EXPERIENCE and QUALIFICATIONS.....	25
4.5	APPENDIX 6 – HEALTH AND SAFETY, INSURANCE, AFFILIATIONS.....	26
4.6	APPENDIX 6 - REFERENCES	30

Version 10.2 – 18/08/2022 - JKLE Knotweed Mgmt Plan

1 PLAN OVERVIEW

1.1 CONTACTS

JAPANESE KNOTWEED SPECIALIST DETAILS

**Japanese Knotweed Ltd**

Ivy Business Centre, Crown Street, Failsworth, Manchester, M35 9BG

0333 2414 413 Option 1 + 1 | sales@knotweed.co.uk | japaneseknotweed.co.uk

Ben Lindley | Sales and Marketing Director |

David Cook | Excavations Estimator |

Japanese Knotweed Ltd is a market leading national (England, Wales, and Scotland) specialist invasive weed contractor.

We undertake approx. 150 excavation projects per year. We have delivered a single excavation one attendance contract worth £1.3m on HS2. We currently have over 6000 herbicide customers and complete approximately 12,000 herbicide programme treatment visits per season.

We are a safety-first company, and our staff and teams are highly skilled in the work they undertake. We operate a 100% CSCS policy for field staff and managers. Our surveyors are CSJK qualified, plant operators are CPCS ticketed, and supervisors are SSSTS qualified. Our staff receive full and regular training including, First Aid training, NPTC for all herbicide technicians, Lanyard and Harness training and Asbestos awareness training among many others.

Under or trading name of **ENVIRONMENT CONTROLS** we also provide the following services:

- **Invasive Weeds Control and Removal.**
- **Non-Licensable Asbestos in Soils Works.**
- **Contaminated Ground Removal.**
- **Amenity Weed Management.**
- **Invasive Species.**

Excellent  4.9 out of 5 based on 803 reviews  Trustpilot

5-star review, of Japanese Knotweed Ltd:

'We used Japanese Knotweed Ltd on a Civil Engineering project to treat a large Japanese Knotweed infestation to make way for a new link road and viaduct. They were very professional to deal with, and they managed the excavation process well. The material was moved to a different area of the site and shaped into a spoil bund for chemical treatment. We found them to be very helpful and the work was competitively priced.'

1.2 SITE ADDRESS

FULL SITE ADDRESS

Varley Street
Manchester
M40

1.3 BIO-SECURITY

PURPOSE OF THE MANAGEMENT PLAN

The management plan should be implemented to control the spread of Japanese knotweed on to and out from the site. The plan details the problem being caused by invasive weeds and how to manage this by implementing remedial actions.

The Plan should be overseen by the Site Manager, and in his absence, his deputy. The Plan, its appendices and revisions shall be kept for future site owners.

The Management Plan should be read in conjunction with the Property Care Association's 'Code of Practice for the Management of Japanese Knotweed [2018]' and Environment Agency 'Treatment and disposal of invasive non-native plants: RPS 178 [2019]'.

CONTAINMENT

Where possible all areas affected by Japanese knotweed should be fenced off and isolated from any activities on site immediately to avoid potential knotweed spread.

The fencing should ideally be erected at a distance of 7 metres (minimum 5m) away from any visible knotweed growth to protect any rhizomes close to the surface from disturbance (see Property Care Association's 'Code of Practice for the Management of Japanese Knotweed').

PREVENTING FURTHER SPREAD

Where possible it is advantageous to undertake the chemical treatment of Japanese knotweed as soon as possible once the presence of the plant is confirmed. This will lessen the risk of further spread prior to commencement of resolution remedial works (e.g., excavation).

No material is to leave site from the defined knotweed areas, except as part of specially supervised or undertaken knotweed treatment/removal works. No new materials should be stored in or adjacent to Japanese knotweed areas.

It is recommended that awareness to Japanese knotweed or other invasive weeds on site is included in site inductions for contractors accessing and working on the site. Information posters providing photographic awareness images to what these plants look like and what to do if encountered should be erected in the site office.

Where there is a high risk of knotweed infestation from neighbouring land, contact the landowner and agree on a co-ordinated treatment programme.

1.4 REMEDIATION STRATEGY RECOMMENDATION

In consideration of the survey findings and evaluated proposals for the site we provide our initial remedial recommendations below:

REMEDIAL STRATEGY WORKS ASSESSMENT

Japanese knotweed that is going to be disturbed by development or is undesirable in its current location will need to be excavated. Otherwise, there is the option to retain the plants and treat them in-situ with herbicide.

Excavation

We have received a development site plan and our proposals are based around these plans.

As the Japanese knotweed is going to be disturbed by the development it will need to be excavated. As an invasive plant we recommend the Cotoneaster is removed also.

At the time of our survey, 16/05/2023, there were areas of disturbed/cleared ground that could potentially harbour or cover greater extents / further areas of Japanese knotweed growth. Due to the unknown extent of knotweed rhizome on site, these works will be completed on a re-measure basis.

Associated works

Within the knotweed risk area are (a) metal link fence, (b) dilapidated brick wall, (c) Telegraph pole feeding off-site buildings and (d) small tree stumps following previous tree/vegetation clearance.

We assume the fencing will be removed by others and the brick wall can either be removed by others or we can push it over and relocate it to an on-site stockpile.

The buddleia tree stumps will be grubbed up as part of the knotweed excavation and removed.

We will hand dig to the corner of the knotweed area closest the telegraph pole to check for presence of underground services.

Waste Management

Fully excavated Japanese knotweed and Cotoneaster can be double handled on-site and removed on 8-wheeled tipper lorries for disposal as controlled waste at a specially licensed landfill.

Given the relatively contained size of the invasive plant areas this strategy is feasible and recommended.

We have included the cost of installing root barrier along the boundary to prevent future ingress from offsite.

PURPOSED METHOD QUOTE

We have provided quotations for the following methods:

- **Japanese knotweed and Cotoneaster stands due for disturbance:** JK1, CT1, CT2
 - QUOTE 1: Excavation and Landfill

Remedial works quotations we provided under separated attached cover.

2 PRE-REMEDIATION SURVEY

We have been instructed to undertake a survey of the above property, to determine to the best of our ability the presence of the non-native invasive plant 'Japanese knotweed', Giant knotweed or hybrid.

The site survey was undertaken by Japanese Knotweed Ltd on **16 May 2023**

2.1 DESCRIPTION OF THE SITE

The site comprises an old area of open greenspace and recreational land that has been disused for a number of years. The site extends to 1.48 hectares, and at the time of this survey the site had been cleared of vegetation with high levels of disturbance throughout the site by others, including cleared scrub and stumps implying recently felled trees.

The land immediately surrounding the site comprises urban land on the outskirts of Manchester with Sawley Road to the north, James Street to the south and Vickers Street to the east. To the west the site is adjoined to additional areas of recently cleared ground.

See Appendix Report Section 5.2.1 for Image of site layout

2.2 DISTRIBUTION OF JAPANESE KNOTWEED

A thorough walk over of the site was undertaken to identify the presence, locations and extent of Japanese knotweed growth. The survey was undertaken in accordance with current good practice published by the Royal Institute of Chartered Surveyors (RICS, 2012) and the Property Care Association (PCA, 2018).

The onsite areas of Japanese knotweed identified are detailed below:

Japanese knotweed stand (JK1): Mature growth, but it shows signs of being treated with herbicide in the past.

Cotoneaster stand (CT1): There is *Cotoneaster bullatus* growing next to JK1.

Cotoneaster stand (CT2): Three *Cotoneaster horizontalis* plants were growing within the chainlink fence along the northern boundary of the site (Sawley Road).

Ref	Growth Type	JK Avg. Stem Height	Veg Composition	Proximity to Water (<12m)	Slope / Gradient	Onsite / Offsite	Target Plant Visible Area
JK1	Mature	1-2.5m	JK & Other	n/a	Flat	Onsite	7m ²
CT1	Semi-mature	<1m	CT & Other	n/a	Flat	Onsite	8m ²
CT2	Mature	<1m	CT & Other	n/a	Flat	Onsite	1m ²

LIMITATIONS OF SURVEY

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

See below for Site Plan of site showing knotweed distribution.

See Appendix Report Section for Photographs of the Site and Japanese knotweed.

IMAGE 1: AERIAL PHOTOGRAPH OF CURRENT SITE LAYOUT SHOWING KNOTWEED DISTRIBUTION



KEY

- | | | | |
|---|--|---|--|
|  | Subject Property/Site Boundary |  | Knotweed 7m Risk Zone |
|  | Visible Knotweed (Subject Property) |  | Visible Cotoneaster (Subject Property) |
|  | Visible Knotweed (Neighbouring Property) | | |

IMPORTANT NOTES

- All areas will be scaled but approximate and indicative.
- The vast majority of Japanese knotweed's underground rhizome is present under and within 3m of the plants above ground visible growth area. However, some rhizomes can travel much further than this and the 7m zone is safe exclusion zone where any ground disturbance works are not likely to encounter knotweed rhizome.
- It is the client responsibility to ensure that the subject site boundary lines on the site-specific plan are in accordance with their Land Registry document. Failure to do so may incur an administration charge for needing to change the plan once in contract.

3 REMEDIATION STRATEGIES

3.1 PRIORITIES AND METHODS

DESCRIPTION OF ANY PROPOSED DEVELOPMENT

The proposal is for the construction of a new school with car parking, play areas including an artificial sports pitch and naturalistic areas.

See Appendix Report Section 5.2.2 for Site Plan of Proposed development.

SETTING PRIORITIES

PRIORITY				
BIO-SECURITY ACTIONS				
Isolation / Exclusion	✓			All Japanese knotweed areas to be isolated. Isolation zone should be to at least 5 metres (ideally 7m) laterally from any visible knotweed growth to ensure rhizomes close to surface are not disturbed.
Remediation	✓			Adoption and undertaking of a suitable remediation strategy to remove Japanese knotweed according to proposed land use / change of land use plans. Method: excavation.
Monitoring		✓		A scheme for monitoring will be agreed with the Site Manager, who will ultimately be responsible for overseeing the control of Japanese knotweed on site.
Management			✓	This Management Plan will be reviewed on a regular basis and in any case every 12 months from site acquisition to completion of works.

REMEDIAL METHOD: FOR AREAS DUE FOR DISTURBANCE

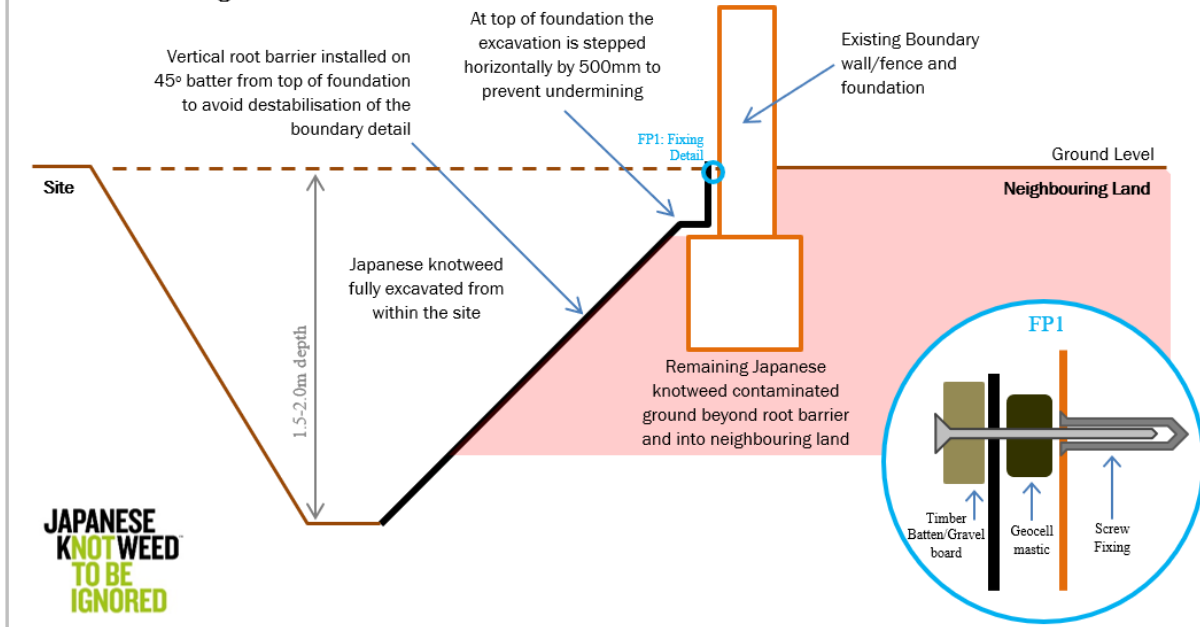
FULL EXCAVATION and CART-AWAY



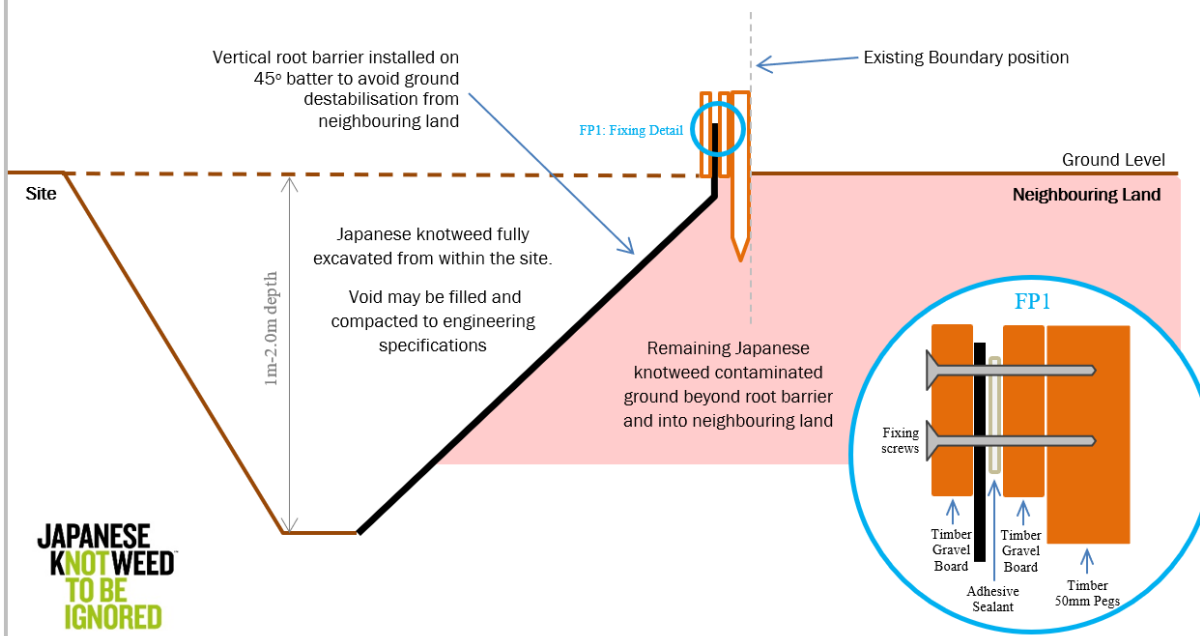
Where knotweed is present in areas proposed for change of land use plans, or where it is undesirable or impractical to treat knotweed in-situ with herbicide, it will need to be excavated. Professionally managed and delivered excavation removes all the knotweed rhizome from the soils of the site. If there is no room on site to retain the waste either as a burial or relocation (for herbicide treatment) it can be removed from site for disposal as controlled waste at specially licensed landfill site. Where rhizome is present beyond the boundary of the site vertical root barrier can be installed to prevent future ingress.

REMEDIAL METHODS – TYPICAL ROOT BARRIER INSTALLATION DETAILS

WORKS: Vertical root barrier installation to current boundary wall/fence, where knotweed rhizome transcends the boundary (as part of full excavation of Japanese knotweed within site). For fixing to wall use timber batten. For fixing to fence use timber gravel board.



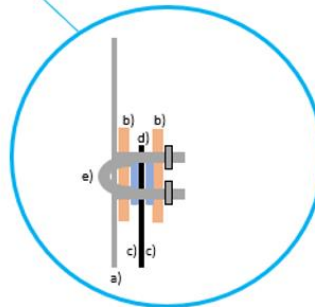
WORKS: Vertical root barrier installation to current boundary where there is no existing wall or fence, where knotweed rhizome transcends the boundary (as part of full excavation of Japanese knotweed within site).



WORKS: Root barrier fixing to open mesh or palisade fence



- a) Fence
- b) Timber batten/gravel board
- c) Geocell
- d) Root barrier
- e) U bolt



**JAPANESE
KNOTWEED™
TO BE
IGNORED**

4 APPENDICES

4.1 APPENDIX 1 - GUARANTEES

COMPANY BACKED GUARANTEE

A Company Guarantee Certificate **may be** issued to the client, which ensures they will be provided a monitoring and treatment service under the terms of the Guarantee with the following liability provided:

'On the proviso that the valued work is undertaken by Japanese Knotweed Ltd and paid for in full, and providing no actions have been undertaken by the client or any other party that breach our Terms and Conditions, Japanese Knotweed Ltd, for a period of years to be agreed, will accept liability for any work (chemical application) deemed necessary to treat any re-growth of the Target Weed.'

IMPORTANT NOTES

- Transferrable Guarantee (costs to re-assign)

If the property is sold, all guarantees, and documentation will need to be changed into the names of the new owners. This guarantee shall be assignable by the client, to the new owner provided that within three months of the change of ownership of the property, the new owner shall have:

1. Given written (email) notice of the change to the Company.
2. Paid the Company's transfer fee:
 - a. There is **'no fee'** for re-assigning the Guarantee for the 1st conveyance (transaction), transfer of a new build property from the developer to the employer, or buyer.
 - b. There is **'no fee'** for transferring the guarantee within the first 6 months of the guarantee term, or upon the first ownership transfer of a new build property.
 - c. Thereafter and up to the end of the 5th year of the guarantee term the administration cost to transfer the guarantee is **£150 plus VAT**.
 - d. From the beginning of the 6th year of the guarantee term to the end of the guarantee the administration cost to transfer the guarantee is **£200 plus VAT**.

NB. Applicable fees apply for each and every transfer of the guarantee to a different beneficiary.

See Addendum to the Guarantee (page following the guarantee certificate).

ACCELERANT INSURANCE UK LIMITED INSURANCE BACKED GUARANTEE

On the back of the Company Guarantee Certificate an Insurance Policy **may be** provided to back up the provision of the Guarantee service. As members of the Property Care Association (PCA) Invasive Weeds Group (IWG) we can provide an Insurance-Backed Guarantee (IBG) via Accelerant Insurance UK Limited.

Important Note:

The ability to obtain insurance on our Company Backed Guarantee is subject to some criteria, which will need to be satisfied for the insurer (Accelerant Insurance UK Limited) to issue an IBG 'Letter of Intent'. The criteria for issuing an IBG 'Letter of Intent' (to demonstrate that an insurance policy is pending) are detailed below:

1. If Japanese knotweed located in neighbouring property encroaches onto the subject property during the programme/guarantee period, it can invalidate the guarantee and insurance policy. Where possible therefore you should agree a cross-boundary coordinated remedial plan of works.
2. If the site is (or will be) developed, then we will require the development works start and end dates (including soft and hard landscaping)
3. If the site is (or will be) developed, then we will require the proposed development plan
4. On development sites, which will be developed into multiple properties, a single Insurance Backed Guarantee (IBG) cannot be provided to cover more than one property.
5. On multi-property development sites, a separate monitoring programme will need to be instructed for each property which is to benefit from an IBG. An IBG insurance premium will need to be paid for each IBG.
6. The IBG will only apply to land which is within 7m of the surveyed Japanese knotweed area(s). On multi-property development sites, only properties which fall in or part within the 7m zone will be applicable for an IBG insurance application.

The criteria for providing a validated insurance policy are detailed below:

1. Following completion of the remedial works (treatment/excavation) the contractor (Japanese Knotweed Ltd) will need to conduct monitoring of the treatment area and record two consecutive years of no recurrence of knotweed growth. The contractor (Japanese Knotweed Ltd) can then submit a 'Certificate of Completion' to Accelerant Insurance UK Limited (who in turn will issue a validated insurance policy to the beneficiary).
2. On construction sites the two-year monitoring period will need to follow the construction works end date.
3. The provision of, and remaining validity of, the IBG will be subject to the terms and conditions of the Guarantee.

The active policy will then cover the remainder of the Company Guarantee period.

If we go out of business at any time during the active policy guarantee period, then the policy will pay out for another PCA IWG member contractor to continue to provide the guarantee service so that the client may continue to benefit from the cover provided by that guarantee.

Transferring benefits of the guarantee:

The benefit of this Policy of Insurance may be passed to subsequent owners of the land in which the Defined Area is situated. Accordingly, this Policy of Insurance, along with a copy of the Contract, the Completion Certificate and the Written Guarantee should be kept in a safe place, preferably with the title documents to the land in which the Defined Area is situated.

Subsequent owners of the land should, within 30 days of acquiring title, contact the Insurer for this insurance in writing at PO Box 26332, Ayr, KA7 9BJ or by telephone during office hours on 01292 268020 to request that the benefit of this Policy of Insurance be transferred.

The Insurer may request that this Policy of Insurance is returned for amendment or may endorse this Policy of Insurance with the particulars of the new Policy Holder. An administrative fee of £15 may be charged to the new Policy Holder.

See Addendum to the Guarantee (page following the guarantee certificate)

GUARANTEE CERTIFICATE

Client: **ISG**

Property: **Varley Street, Manchester, M40**

Contract No:

Treatment End Date: **DD/MM/YYYY**

Monitoring Period Ending: On or after **To Be Advised (requires construction end date)**

Guarantee Period Ending: **To Be Advised**

Work carried out and covered by this guarantee to control: **Japanese Knotweed (Reynoutria japonica)**

TERMS OF GUARANTEE

1. **Japanese Knotweed Ltd** hereinafter referred to as "The Company" hereby **GUARANTEES** that, save as hereinafter provided or as provided in the Company's standard Terms and Conditions of business applicable at the date of the Client's acceptance, in the event of the person entitled to the benefit of this Guarantee notifying the Company in writing within a period of **TEN YEARS** from the date of completion of the work of:
 - (i) any continuance or recurrence of the invasive weed indicated above respectively to the work carried out in the areas identified in the report as the "treatment area"

the Company, upon production of this Guarantee and all original or electronic copies of relevant survey reports, quotations, specifications, drawings, plans, completion certificates and receipted invoices, with any amendments thereto issued by the Company (photocopies will not be accepted), will arrange for the land to be inspected at a mutually convenient time upon payment by such person of the Company's then current inspection fee, provided that the continuance or recurrence at issue is of a kind against which the Company carried out control treatment in the area in which such continuance or recurrence has taken place.
2. If upon such inspection it appears to the Company that the treatment carried out by the Company was in any way defective to have resulted in re-growth of the invasive weed within the treated areas, the Company will carry out, without further charge, such further treatments as shall to the Company appear to be necessary to control the invasive weed and will reimburse in full the inspection fee paid.
3. This Guarantee does not cover any loss (including consequential loss see 9 below) or damage sustained by the person entitled to the benefit of this Guarantee save as set out in 2 above, whether caused by the Company's negligence or otherwise.
4. This Guarantee shall be of no validity or effect and shall be unenforceable against the Company in any one or more of the following circumstances:
 - (a) where the person entitled to the benefit of this Guarantee does not give written notice of the claim under this Guarantee to be received by the Company within three months from the date upon which the existence of such a claim could, with the exercise of reasonable diligence by a continuous occupier of the affected premises, have been discovered.
 - (b) where all Works advised or recommended by the Company prior to, at the time of, or subsequent to, treatment carried out by the Company were not fully carried out effectively with good and proper materials and in a workmanlike manner by the Client's contractor.
 - (c) where the Client failed to pay the full price, any properly payable additional costs, and any interest due within six months of the date upon which the same fell due.
 - (d) where the land and property has not been kept in a good and proper state, including the prevention of tipping, thereby precluding the early detection of growth by invasive weeds.
 - (e) where any recommendation given by the Company has not been complied with, whether such recommendation was given in the Company's report/quotation, or by separate leaflets. This may relate to cutting or pruning, the removal of waste, site clearance and/or the exclusion of plant materials from areas adjacent to the treatment area.
 - (f) where, after the completion of treatment by the Company, there has been any disturbance to the works carried out by the Company. This may include excavations in areas where herbicide treatments have been undertaken, where root barriers have been installed or contaminated waste has been subject to burial on site.
 - (g) where invasive plants have been re-introduced adjacent to watercourses or areas that have been subject to flooding, or by tipping or the uncontrolled propagation from adjacent land.
5. This Guarantee is to be read subject to, and is limited by, the Company's standard Terms and Conditions of business current at the date of the Client's acceptance of the Company's offer to carry out the treatment which shall be deemed to be

incorporated herein. In the event of any ambiguity or uncertainty arising the Terms and Conditions of this guarantee shall apply.

6. In the event of disposal of the property, being the subject of this Guarantee, this Guarantee shall be assignable by the Client above named, to the new owner in which case the provisions hereof set out at 1-5 above shall apply in respect of that new owners as if the name of that new owner were substituted for any reference to the client PROVIDED THAT

Within three months of the change of ownership of the property, the new owner shall have:

- (a) given written notice of the change to the Company.
- (b) paid the Company's then current transfer fee; and

permitted the Company's surveyor to inspect the property (so as to discover any defects as might prejudice the works carried out by the Company) if the Company in its absolute discretion so require.

7. For the purposes of this Guarantee and the Contracts (Rights of Third Parties) Act 1999, the person entitled to the benefit of the rights conferred by this Guarantee shall be the owner from time to time of the Property ("the Relevant Third Party") **provided always that** the Relevant Third Party acknowledges and agrees that its rights under this Guarantee shall be subject to the terms and conditions set out in this Guarantee.
8. The Company shall be entitled in any action or proceedings by any Relevant Third Party to rely on any term in the Guarantee and to raise any equivalent rights in defence of liability as it would have against the Client or any previous Relevant Third Party. Furthermore, the Relevant Third Party agrees that it will be bound by any previous acts, omissions or default of the Client or any previous Relevant Third Party.
9. For the avoidance of doubt, the Client and each subsequent Relevant Third Party acknowledges and agrees that when it is no longer the owner for the time being of the Property, it shall no longer be entitled to the benefit of the rights conferred by this Guarantee and that furthermore, neither the Client, nor any Relevant Third Party shall be entitled to assign or transfer its rights and / or obligations under this Guarantee.
10. All consequential losses are excluded from this Guarantee, and for the purposes of this Guarantee consequential loss means any indirect, special or consequential damages or losses suffered or incurred by the Guarantee holder and for the purposes of this guarantee indirect, special or consequential damages or losses shall include, but not be limited to damages to or losses of data, furniture or equipment, economic loss or damage, damage to or loss of profits, interest, business revenue, anticipated savings, business or goodwill, any losses costs or expenses which are not directly incurred by the Guarantee holder wholly in respect of or which are additional to the remedial work for which indemnity is provided by this guarantee, the costs and expenses of any redecoration, repainting or retiling work, the costs and expenses of removing and/or replacing any cupboards, carpets or other furniture, or any other fixtures or fittings and the incurring of liability for losses or damages of any nature whatsoever suffered by third parties (including in each case incidental and/or punitive damages), even if the Company is advised in advance of the possibility of any such losses and/or damages;
11. In the event of you wishing to make a claim under this guarantee, a fee (at the rate prevailing at the time of the claim) is payable and the following **ORIGINAL** documents must be produced by you:
- (a) Report(s), estimate and any drawings or plans relating to it
 - (b) Receipted invoice or proof of payment
 - (c) Certificate or letter of completion
 - (d) This guarantee certificate

If the claim is justified, your payment will be returned in full. If your claim cannot be processed due to incomplete documentation or you decide not to pursue your claim, then an administration fee (at the rate prevailing at the time of the claim) will be deducted and the balance will be refunded.

12. In the event of a dispute arising under this guarantee as to the amount to be paid or the work to be performed the dispute may by agreement between the parties be referred for determination by an expert chosen by mutual agreement between the parties. If the parties are unable to agree on an expert within 7 days after the request by one party to another or if the expert agreed upon is unable or unwilling to act either party may apply to the General Manager of the Property Care Association for the appointment of a suitably qualified and experienced expert for the dispute in question.

Signature

Japanese Knotweed Ltd

Unit 13A Westlink, Belbins Business Park, Cupernham Lane, Romsey Hampshire, SO51 7JF
Tel: 0333 2414 413

Any questions or queries regarding this guarantee, please email guarantee@knotweed.co.uk

ADDENDUM TO GUARANTEE

Dear Sirs

Varley Street, Manchester, M40 ("the Property")
Japanese Knotweed Guarantee Certificate ("the Certificate")

We refer to the Certificate, a copy of which is attached with in the report document.

Unless expressed to the contrary the terms of this letter take precedence to the terms of the Certificate. We hereby confirm that **from the period of treatment/excavation end date to the Monitoring period end date** the following will apply:

- A. Upon any continuance or recurrence of the Japanese knotweed, respectively to the remedial work carried out on the property, and on the proviso that the valued remedial work has been undertaken by the Company and paid for in full, and providing no actions have been undertaken by the Customer or any other party that breach the Company's Terms and Conditions;
- (i) *the Company will carry out such further treatments (chemical application only unless agreed otherwise) as shall to the Company appear to be necessary to control the Japanese knotweed.*

The Company having been given the opportunity to undertake these necessary works will accept liability for the sole cost of these works (all consequential losses are excluded).

- B. In completing regular inspections of the property, we will not require the receipt of documentation as detailed in section 1 of the certificate to arrange these inspections.
- C. The terms of paragraph 4(a) of the Certificate will not apply as we will make regular periodic inspections of the Property.

Unless expressed to the contrary the terms of this letter take precedence to the terms of the Certificate. We hereby confirm that the following will apply:

- A. Notwithstanding the terms of Paragraph 1 & 11 of the Certificate the only documentation that we require to be produced to us prior to arranging an inspection of the Property is the Guarantee Certificate.

Japanese Knotweed Ltd

Unit 13A Westlink, Belbins Business Park
Cupernham Lane, Romsey
Hampshire, SO51 7JF

Tel: 0333 2414 413 | Email: guarantee@knotweed.co.uk

SITE PLAN SHOWING AREA COVERED BY GUARANTEE

IMAGE 4: SITE PLAN OF PROPOSED SITE LAYOUT SHOWING GUARANTEE AREAS



KEY			
	Subject Property/Site Boundary		Separate Company Guarantee Areas**
	Company Guarantee Areas*		Insurance Backed Guarantee (Treatment Areas)***

* Area of the site covered by a Company Guarantee (openly accessible areas of the site will be monitored during the guarantee period)

** Option for each affected property to benefit from a separate Company Guarantee specific to that property and assignable to the new property owners

*** Areas ('Treatment Area') within site or within each affected property which is insurable (Insurance Backed Guarantee) upon the back of the company guarantees.

4.1 APPENDIX 2 – IMAGE RECORD OF SITE

AERIAL PHOTOGRAPH OF CURRENT SITE



PROPOSED DEVELOPMENT PLAN FOR SITE



PRE-REMEDIATION - PHOTOGRAPHS OF JAPANESE KNOTWEED

Image 1: 2023.05.16 JKLE17997 ACCESS TO JK1



Image 2: 2023.05.16 JKLE17997 BOUNDARY WITH SAWLEY ROAD



Image 3: 2023.05.16 JKLE17997 CT1 CLOSE UP



Image 4: 2023.05.16 JKLE17997 CT1 WHIPPY GROWTH



Image 5: 2023.05.16 JKLE17997 CT2 CHAINLINK FENCE



Image 6: 2023.05.16 JKLE17997 CT2 SAWLEY ROAD BOUNDARY



Image 7: 2023.05.16 JKLE17997 CHAINLINK FENCE SAWLEY RD



Image 8: 2023.05.16 JKLE17997 CLEARED LAND



Image 9: 2023.05.16 JKLE17997 EARTHWORKS ONSITE



Image 10: 2023.05.16 JKLE17997 FLY TIPPING NR SAWLEY ROAD



Image 11: 2023.05.16 JKLE17997 JK1 AND TREE STUMPS



Image 12: 2023.05.16 JKLE17997 JK1 DISTORTED GROWTH



Image 13: 2023.05.16 JKLE17997 JK1 NEW SEASONS GROWTH



Image 14: 2023.05.16 JKLE17997 JK1 NEXT TO BRICK WALL



Image 15: 2023.05.16 JKLE17997 JK1 OLD INACTIVE CANES



Image 16: 2023.05.16 JKLE17997 SITE CLEARANCE



Image 17: 2023.05.16 JKLE17997 SITE CLEARED OF VEGETATION



Image 18: 2023.05.16 JKLE17997 VIEW BACK ACROSS SITE



Image 19: 2023.05.16 JKLE17997 VIEW NORTH EAST ACROSS SITE



Image 20: 2023.05.16 JKLE17997 WOODLAND AREA



4.2 APPENDIX 3 – SITE RISKS IF JAPANESE KNOTWEED IS NOT REMEDIATED

A strategy for managing and/or removing the knotweed problem has been proposed for the site. If no remedial works were undertaken, you may be presented with the following complications and associated costs:

JAPANESE KNOTWEED IMPACT ON DEVELOPMENT OBJECTIVES

SITE VEGETATION STRIP/CLEARANCE

During vegetation clearance disturbance of the knotweed can occur resulting in the translocation of knotweed material to other areas of the site or even unintentional illegal removal of controlled (Japanese knotweed) waste from the site.

DEMOLITION

During demolition disturbance of the knotweed can occur resulting in the translocation of knotweed material to other areas of the site or even unintentional illegal removal of controlled (Japanese knotweed) waste from the site.

FORMATION LEVEL EXCAVATIONS

Groundwork excavation to reach construction formations levels (if site levels are to remain the same or be reduced) may encounter ground contaminated with knotweed rhizome. This can result in the translocation of knotweed material presenting structural risk and/or unintentional illegal removal of controlled (Japanese knotweed) waste from the site.

BUILDING FOUNDATION EXCAVATIONS

Groundwork excavation for proposed building foundations may encounter ground contaminated with knotweed rhizome. This can result in un-controlled or un-treated knotweed rhizome remaining under building footprints (i.e. in ground underneath suspended Block and Beam floors) presenting a structural risks and/or unintentional illegal removal of controlled (Japanese knotweed) waste from the site.

MATERIAL MOVEMENTS AND WASTE

The development project may necessitate the removal of material from site and/or the importation of soil material onto the site. It is imperative that all necessary steps are taken to ensure these materials are free of knotweed.

IMPACTS ON PROPOSED END USE

STRUCTURAL RISK

Japanese knotweed rhizome and crown growth has the potential to cause damage to services, structures and hard standing.

PLOT SALEABILITY

Japanese knotweed is a recognised property risk and will be flagged up on building surveys as part of the conveyance process. Where knotweed has been identified, it can prevent lending agreements (i.e. on new residential development site this can stop sales of completed units!).

CONTAMINATION

Un-managed Japanese knotweed growth can be disturbed by site maintenance activities such as grounds maintenance. This can quickly translocate material to other areas of the site and spread and worsen an infestation and associated risks.

RE-INFESTATION

Any presence of knotweed off-site can present the likely potential for re-infestation of the site across site boundaries.

4.3 APPENDIX 4 – KNOTWEED AND THE LAW

The growth of Japanese knotweed is controlled by acts of law and legislation, don't fall foul and act responsibly:

THE WILDLIFE AND COUNTRYSIDE ACT 1981

The Wildlife and Countryside Act 1981 / Wildlife (Northern Ireland) Order 1985 controls the spread of Japanese knotweed into wild habitats. Part I (WILDLIFE – Miscellaneous), Section 14, Clause 2. Knowingly allowing knotweed to spread too and grow in the wild is a criminal offence, resulting in a fine or even imprisonment. Japanese knotweed Ltd advises our clients and help them ensure they do not contravene the act by following E.A. and PCA Codes of Practice.

ENVIRONMENTAL PROTECTION ACT 1981 AND DUTY OF CARE REGULATIONS 1991

The prologues of plants listed in under Section 14, Schedule 9 Part II of the Wildlife and Countryside Act 1981 are classed as controlled waste if removed from site. Failure to remove these wastes via registered waste carriers and dispose of them at appropriately licensed waste disposal facilities is a criminal offence resulting in a fine or even imprisonment. Using Japanese Knotweed Ltd we will correctly dispose of all Controlled Waste, Contaminated Waste and Hazardous Waste streams.

ENCROACHMENT

If Japanese knotweed, including just its underground rhizomes, has spread from one property to another it is called encroachment. Once encroachment or imminent encroachment has been established, it can give rise to claims under private nuisance law. As well as the law of private nuisance, if it be proven that knotweed has encroached (with a before and after record) the Anti-Social Behaviour, Crime and Policing Act 2014 can be used to serve a community protection notice, via the council or the police, on to the offender. Failing to then take action to control knotweed can result in fines.

PRIVATE NUISANCE

Land/property owners must prevent allowing or causing Japanese knotweed to spread from their land onto neighbouring land, otherwise it will be deemed as an actionable private nuisance. Once encroachment or imminent encroachment is established, damage is assumed, and the affected property owners can claim for private nuisance and be compensated for both the cost of treatment and loss of amenity caused by the Japanese knotweed (Williams & Waistell v Network Rail Infrastructure Ltd [2018] EWCA Civ 1514). Therefore, although it is not an offence for Japanese knotweed to be on someone's property, the owner of this land may find that they are liable for damages if it affects their neighbour's ability to use and enjoy their property.

MISREPRESENTATION

If a property is affected by knotweed the owner will need to declare this when selling. They could be guilty of misrepresentation if they have not correctly responded to the question in the Law Society Property Information TA6 Form (3rd edition) seller's questionnaire regarding knotweed, and they are responsible for all damage up until the point of sale. They remain liable for this historic damage even after the sale of the property. As knotweed is a 'continuing nuisance', liability for any damage caused after the sale of the property attaches itself to the buyer.

PROFESSIONAL NEGLIGENCE

If you are buying or have bought a house and had a survey undertaken by a professional surveyor, the surveyor owes you a professional duty of care in its undertaking. This includes identifying and recording the presence of any Japanese knotweed affecting the property if it was reasonable to have expected the surveyor to do so. The type of survey (i.e. valuation, or home buyers) may be a mitigating factor, according to the depth and breadth of property investigation undertaken. However, the failure to identify knotweed when it was reasonable to have expected them to do so can give rise to claims for damages under professional negligence. Also, unless specifically tasked with surveying a neighbouring property a surveyor may not be negligent for failing to identify knotweed in neighbouring property. Similarly, a solicitor owes you a duty of care when buying a property to ensure that the seller has completed a Law Society Property Information TA6 Form (seller's questionnaire). A solicitor could be liable if he has breached his duty of failing to get a TA6 form completed.

4.4 APPENDIX 5 – EXPERIENCE AND QUALIFICATIONS

CONTRACTOR (KNOTWEED SPECIALIST)

Japanese Knotweed Ltd is a private limited company solely dedicated to the trade of Japanese knotweed Survey, Management, Treatment and Removal. Working for:

- Construction and Developers
- Housing Associations
- Local Authorities
- Commercial Companies
- Private Individuals

TRADE AFFILIATION: PROPERTY CARE ASSOCIATION – INVASIVE WEED CONTROL GROUP



Japanese Knotweed Ltd is an affiliated member of the Property Care Association (PCA) Invasive Weed Control Group (IWCG). Why was there a need for the PCA IWCG?

- National bodies such as the Royal Institute of Chartered Surveyors (RICS) and the Council of Mortgage Lenders needed to be able to refer customers to trusted/regulated invasive weed contractors.
- RICS selected PCA as a recognised professional trade association capable of hosting a trade body for the invasive weed industry.
- PCA are an independent association not run by other invasive weed industry contractors.
- PCA IWCG members have undergone a rigorous pre-qualification criterion to become affiliated
- Membership criteria set and established democratically by those who worked with the PCA to establish the group. These are publicly available and can be seen and reviewed by anyone – including clients.
- PCA IWCG members will undertake professional trustworthy site surveys and investigations delivering peace of mind through detailed investigation and correct diagnosis.
- PCA IWCG members provide these services with trained, experienced, vetted, and qualified surveyors and inspectors.
- PCA IWCG members can complete highly specialised remediation treatments, effectively, efficiently, and safely, using skilled experienced site operatives
- PCA IWCG members continue to be the only companies in the invasive weed industry that can provide consumers with access to Financial Conduct Authority (FCA) approved insurance products. These products include insured guarantees, insurance against structural defects caused by a reoccurrence of Japanese knotweed and protection for money paid in advance. These highly cost-effective products continue to be developed to meet the needs of industry.
- The adoption of Codes of Ethics and Codes of Practice that are enforced by the members of the Association by a fully employed Executive.
- The establishment of a published disciplinary process that is used to ensure members who fail to meet standards can be disciplined or removed from the Association.
- An independent audited complaints management and mediation service designed to assist clients.
- The creation of operating standards that exceeds the Governments TrustMark standards, confirmed with annual audits. As such, all PCA contractor members automatically become accredited by the TrustMark scheme.
- PCA is ISO 9001 accredited to ensure published operating standards are maintained.
- PCA provides support services to members that include Health and Safety, Human Resources etc.

4.5 APPENDIX 6 – HEALTH AND SAFETY, INSURANCE, AFFILIATIONS

HEALTH & SAFETY REGULATIONS AND LEGISLATION COMPLIANCE

Japanese Knotweed Ltd is fully compliant with the relevant Health and Safety regulations. As a business, we know our number one asset is our staff and therefore pride ourselves in aiming to have the most appropriately trained employees in the industry.

This starts with an in-depth induction and carries on through their employment/career, with a phased process of taking new employees through our internal training plans until they are at the level we expect for each job role.

The commitment then is to periodically refresh skills and introduce new training and development initiatives; ensuring that the company can be safe in the knowledge, that the staff they send to our customers premises, will have all the necessary internal and external training to supply our high levels of customer service.

To support this, as the staff develop so does the company and therefore the company rewards its employees each time certain levels or training are attained.

Table 1: Japanese Knotweed Ltd Staff training matrix

Occupation	Leadership				First Aid	CITB		Training for Equipment										Specific Workplace Hazards						
	CITB Directors Safety	IOSH	SSSTS	Supervisory Skills	Emergency First Aid	ROLO	Tough Screen Test	CSCS Card	Aggressive Vehicles	CPCS Card	Dumper Plant	Excavator Plant	Access Plant	Brush Cutter	CAT & Genny	Harness and Fall Arrest	Work at Height	Lone Working	Driving Awareness	Manual Handling	Signaller	Banksmen	Asbestos Awareness	
Director	✓	✓				✓	✓	✓											✓					
Manager		✓	✓		✓	✓	✓	✓										✓	✓				✓	
Supervisor			✓	✓	✓	✓	✓	✓	✓	✓		✓			✓		✓	✓	✓	✓	✓	✓	✓	
Excavation Operative					✓	✓	✓	✓	✓	✓	✓						✓	✓	✓	✓			✓	
	Legend																							
		Not Required																						
		Optional																						

TECHNICAL AND SAFETY QUALIFICATIONS

Japanese knotweed Ltd has been trading since 2010 within the invasive weeds control sector, specialising in the remediation of Japanese knotweed and other invasive non-native plant species. The company structures itself around the two disciplines of remediation it undertakes; (1) herbicide control and (2) excavation.

SURVEYING

The company's surveyors are PCA Certified Surveyors in Japanese knotweed (CSJK) qualified, ensuring they are able to accurately identify knotweed, establish the risks it presents and assess feasible remediation solutions. Once a site survey is undertaken it is returned either to our herbicide sales team or excavation estimating team to provide a report and remediation quotation to the client. These teams study the survey findings and assess these in relation to any change of use proposals for the site to offer the optimum remedial method(s) to the client.

HERBICIDE OPERATIONS

The companies Area Technicians undertake herbicide application works and are 'NPTC PA1/PA6/PA6AW', 'PCA Qualified Technician in Japanese knotweed', Brushcutter and Lanyard and Harness trained as a minimum.

Herbicide works are undertaken to ensure maximum damage to the target plant while avoiding damage to any non-target plants. Folia Spraying, Stem Injection and Leaf wiping are all methods of treatment undertaken to treat invasive plants.

The company employs a BASIS registered advisor, and the company is looking to become BASIS and Amenity Assured accredited in 2020.

EXCAVATION OPERATIONS

The company's excavation operatives are CSCS, CPCS, SSSTS, CAT & GENNY, NPTC PA1/PA6/PA6AW, and 'PCA Qualified Technician in Japanese knotweed', certified as a minimum. They are also Asbestos Awareness trained. Excavation works are undertaken using expert identification of the target plant material above and below ground.

This ensures that only the target plant is excavated and is fully excavated to remove all plant and root, rhizome, tuber and corm (as applicable) material in accordance with the planned method of works. Remedial methods are used in accordance to their suitability in relation to the site and current and proposed use for the site.

Excavation remediation methodologies include; full or part excavation, with waste either disposed off-site at landfill (as controlled waste) or sustainably on site as either a burial or relocation.

OUR INSURANCE

EMPLOYERS LIABILITY INSURANCE

Japanese Knotweed Ltd holds Employers Liability Insurance
Limit of Indemnity: £10,000,000

PUBLIC AND PRODUCT LIABILITY INSURANCE

Japanese Knotweed Ltd holds Public and Product Liability Insurance
Limit of Indemnity: £10,000,000

PROFESSIONAL INDEMNITY INSURANCE

Japanese Knotweed Ltd holds Professional Indemnity Insurance, which has been checked to ensure it covers advice given on Japanese knotweed.
Limit of Indemnity: £1,000,000

HIRE IN PLANT

Japanese Knotweed Ltd holds Hired-In Plant Liability Insurance.
Limit of Indemnity: £150,000

OUR AFFILIATIONS



PROPERTY CARE ASSOCIATION (PCA) INVASIVE WEED CONTROL GROUP

This provides consumers with a means of identifying specialist vetted contractors and consultants who can undertake invasive weed control services. Affiliation enables contractors to provide Insurance Backed Guarantees. Accreditation to this scheme demonstrates our professionalism in the industry of invasive weed management, treatment and removal.



TRUSTMARK

TrustMark is the only Government endorsed scheme for trades in and around the home. They accredit firms after thorough vetting and on-site inspections to ensure the firm is raising industry standards. This accreditation gives customers reassurance of quality and protection from rogue traders.



BUILDER'S PROFILE

Used by companies such as Balfour Beatty and Wates Group, Builder's Profile is the open-access Common Database service providing compliance and PQQ (pre-qualification questionnaire) information to the construction industry. For main contractors and clients, it provides all the information, documents and tools required to manage a supply chain no matter how large or small.



SAFECONTRACTOR

The SafeContractor scheme provides a health and safety audit service for contractors who want to reassure their clients that health and safety is being handled correctly and sufficiently on their sites. Accreditation to this scheme demonstrates our proficiency to Public, Company, Employer and Employee Health and Safety.



CHAS (THE CONTRACTORS HEALTH AND SAFETY ASSESSMENT SCHEME)

Japanese Knotweed Ltd are registered contractors to the CHAS Government backed and SSIP Health and Safety scheme. Accreditation to this scheme demonstrates our proficiency to Public, Company, Employer and Employee Health and Safety.



CONSTRUCTIONLINE

As 'Gold Members' we can demonstrate a 'high professional standard' to our clients. We are verified against an extended PQQ (covering Environmental Management, Equalities and Diversity, and Quality Management, and ensuring legislative compliance), and possess a valid SSIP certificate.



RISQS (RAILWAY INDUSTRY SUPPLIER QUALIFICATION SCHEME)

RISQS qualifies suppliers for all products and services that are procured by the industry. RISQS supports Network Rail, LUL/Transport for London, passenger, light rail and freight train operators, rolling stock organisations, main infrastructure contractors and other rail products and service providers in the management of supply chain risk. RISQS is an independent, third party qualification assessment of a supplier's capability to supply products and services.



THE AMENITY STANDARD

Organisations that promote the Amenity Standard logo show that they have a "licence to practice" and you can have confidence that work undertaken is to best practice standards and fully meet the legal requirements.



SUPPLY CHAIN SUSTAINABILITY SCHOOL

The School is an award-winning industry-wide collaboration, led by their Partners and Members whose Vision for the School is to be "A world-class collaboration to enable a sustainable built environment".

JAPANESE KNOTWEED™ TO BE IGNORED

SURVEY

TREATMENT

REMOVAL

GUARANTEE

Japanese Knotweed Ltd is the UK's trusted invasive weed removal company for providing surveys, treatment and removal services for Japanese knotweed and other invasive weeds.

We are a private limited company, working throughout England, Wales, and Scotland for all types of customers, including construction, developers, facilities management, housing associations, local authorities, property maintenance and private property owners.



DO YOU have Japanese knotweed on your site or property?

ARE YOU looking for tailor-made, efficient knotweed remediation options?

CONTACT US **0333 241 4413**
contact@knotweed.co.uk

“ Very professional and they dealt with our Japanese knotweed in a timely, practical and affordable manner.
- Christopher Hill, Taylor Wimpey West London Ltd ”



www.japaneseknotweed.co.uk

4.6 APPENDIX 6 - REFERENCES

Environment Agency 'Treatment and disposal of invasive non-native plants: RPS 178' (2019)

Property Care Association's 'Code of Practice for the Management of Japanese Knotweed (2018)'

RICS (2012) Japanese knotweed and residential property. RICS Information Paper IP 27/2012. RICS.

Home Office (2014) Reform of anti-social behaviour powers Japanese knotweed and other invasive non-native plants. Home Office.

Environment Agency and Cornwall County Council (2001) Japanese knotweed. Guidance for householders and landowners. Cornwall County Council.

Child, L.E. and Wade, P.M. (2000) The Japanese Knotweed Manual. Packard Publishing Limited, Chichester. ISBN 1 85341 127 2.

Welsh Development Agency (1998) The control of Japanese knotweed in construction and landscape contracts: Model specification. Former Welsh Development Agency, now part of the Welsh Assembly Government.