JAPANESE KNOTWEED SOLUTIONS LTD

Invasive plant species survey report

CLIENT	Caddick Construction (Nw) Limited
SITE	Barnhill Street, Moss Side, Manchester, M14 4TE
PROJECT SURVEYOR (JKSL)	Jonathan Harris
AUTHORISED BY	Alex Dayes
REPORT REFERENCE	JK26-1214-IPSSR-30092026

Japanese Knotweed Solutions Ltd, Low Wood Commercial Warehouse, Suites 3, 4 & 5, 574 Manchester Road, Bury, BL9 9SW
Tel: 0161 723 2000 Web: www.jksl.com E-mail: jk@sltd.co.uk Twitter: @JKSLtd

Summary

In summary, 1 no. area containing Japanese knotweed (multiple individual plants) and 1 no. area containing Giant hogweed (multiple individual plants) were identified within the boundary of the development site located on Barnhill Street, Moss Side, Manchester. Due to the close proximity of the Japanese knotweed to the development boundary, it is possible that associated rhizome (underground stem system – a regenerative part of Japanese knotweed) could extend onto neighbouring land (beneath the adjacent section of pavement); although no evidence of associated Japanese knotweed surface growth was identified on immediate neighbouring land.

Due to the proposed development directly affecting the Japanese knotweed and Giant hogweed, it is recommended that the associated impacted materials are excavated and disposed off-site at an appropriate licenced facility. Depending on the extents of associated rhizome spread (as mentioned above, there is a risk that Japanese knotweed rhizome could extend onto neighbouring land) and proposed excavation (if only up to the site boundary or extended into the pavement area for example), an appropriate vertical root barrier could be installed along the site boundary, or potentially installed horizontally beneath the adjacent section of pavement (if required); additional monitoring and treatment might then be required (to be assessed once the remediation works are completed).

Upon completion of the excavation-removal works, the completed excavation areas will be monitored over 2 no. consecutive growing seasons in accordance with industry standards.

Depending on when the mechanical excavation-removal works are undertaken, it will be beneficial to treat the Japanese knotweed (and potentially Giant hogweed) within the site boundary during the interim period, to aid in reducing the viability and controlling the spread of the associated infestation. At the time of writing this report, there is currently an anticipated 3-4 week period remaining during the 2026 growing season to chemically treat the viable Japanese knotweed surface growth, prior to it then entering a state of dormancy in preparation for the next winter period. After this, the next viable period for treating the Japanese knotweed will then not likely be until around May-June ’27. The next viable opportunity for treating the Giant hogweed will likely be around April/May ’27. Depending on when the excavation-removal works are undertaken, additional treatment visits might then be recommended.

As JKSL is a member of an appropriate trade body (both PCA and INNSA) for specialists who specifically deal with Japanese knotweed, an insurance backed guarantee/IBG product(s) can be

provided to cover the completed Japanese knotweed excavation area (*subject to review/approvals by the insurance provider).

During all works biosecurity control measures, will be implemented to aid in minimising the risk of propagules being spread into surrounding areas.

In the meantime, it is recommended that the areas of Japanese knotweed and Giant hogweed (includes a circa 3-4m buffer zone surrounding the recorded Japanese knotweed surface growth, and circa 4-5m buffer zone surrounding the recorded Giant hogweed surface growth) are not disturbed.

Treatment-remediation summary

Treatment methodology	• Excavation and off-site disposal (plus 2yr monitoring) • Optional Knotweed Express IBG product(s) to cover completed Japanese knotweed excavation area
Duration	• Excavation and off-site disposal. Anticipate to be around 4-5 days at this stage, followed by monitoring of completed excavation areas over 2 year period. • Optional Knotweed Express (10 year cover) IBG product(s)
Contract Value	• Excavation and off-disposal (plus 2yr monitoring) @ £11,855.00+VAT (*subject to soil analysis, tipping approvals, tipping availability, tipping location – does not include provision of root barrier, potential additional excavation-removal works beneath the existing pavement) • Optional Knotweed Express IBG product(s) @ £1,279.83 (incl. VAT) per product to cover completed Japanese knotweed excavation area

Contents

Summary 2
Treatment-remediation summary 3
Contents 4
Introduction 6
About Japanese Knotweed Solutions Limited 7
Site Information 8
Site development and other plans 8
Survey results 10
Additional information 11
Survey photographs 12
Drawing JK26-1214-01 (Invasive plant species location plan) 13
Contamination Pathways 14
Invasive plant species risk assessment 15
RICS Japanese knotweed Management Category Assessment 17
Impacts on the development 19
Drawing JK26-1214-02. Impacts on development 20
Remediation-Treatment Option 21
Alternative Remediation Options 22
Drawing JK26-1156-03. Anticipated extents of excavation and vertical root barrier 23
Insurance Backed Guarantee 24
Evaluating success of control methods 25
Mechanical remediation works 25
Proposed schedule of works 26
Mechanical remediation works 26
Quotations 27
Initial herbicide application 27
Excavation and off-site disposal 28
Knotweed Express insurance backed guarantee product (optional) 29

Appendix 1. 30
Japanese Knotweed (General information)....30
Giant hogweed (General information) 32
Appendix 2. Legislation....33
Appendix 3. Biosecurity control measures....34
Appendix 4. Pros and cons of remediation options 35
Appendix 6. Integrated Weed Management....38
Appendix 7. Completion and sign-off sample certificate 40
Appendix 8. Contractors Member's Guarantee sample certificate 41
Appendix 9. Reference Documents 44
More about us – Japanese Knotweed Solutions Limited....44
Codes of Practice....44
Herbicide information 44
Guidance notes 44

Disclaimer

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

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

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

Copyright

This report and the information within, including (but not limited to) images and site plans are the intellectual property of Japanese Knotweed Solutions Limited, and all rights are reserved. The report is licenced to the Client for their exclusive use and must not be used, copied, reproduced or shared by any third party without the express permission of Japanese Knotweed Solutions Limited.

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

Introduction

Japanese Knotweed Solutions Limited (JKSL) were instructed by Caddick Construction (NW) Limited to assess the extents of Giant hogweed which has been recorded within the development boundary situated on Barnhill Street, Moss Side, Manchester, M14 4TE.

Other potential invasive non-native plant species as listed on Schedule 9, under Section 14 of the Wildlife and Countryside Act 1981 or covered under the Invasive Alien Species (Enforcement and Permitting) Order 2019, potentially present on site are also to be recorded.

Where identified, JKSL are then to provide appropriate remediation-treatment options, to facilitate the development proposals.

JKSL has used its understanding of the current legislation and the recommended best practice in developing this proposal and continue to evolve our methods and recommendations to clients in line with current understanding of the problem.

About Japanese Knotweed Solutions Limited

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

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

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

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

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

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

Site Information

The site, circa 0.65ha in size, comprises of mainly grassland in the northern section, temporary hardstanding area in the north-eastern section, an area containing dense overgrown scrub vegetation in south-western and central eastern sections and former residential terraced houses (now boarded up / derelict) in the south-eastern section.

The site is rectangular in shape, and can be accessed directly from all four sides (Moss Lane East to the north, Barnhill Street to the east, Raby Street to the south and Princess Road to the west).

Surrounding land use primarily include residential and commercial premises, beyond the surrounding roads (Moss Lane East, Barnhill Street, Raby Street and Princess Road).

Site development and other plans

It is JKSL's understanding that the site is to be redeveloped with the construction of residential apartment blocks and town houses, with associated hardstanding and soft landscaping areas. Figure 1 below shows the proposed development layout plan.

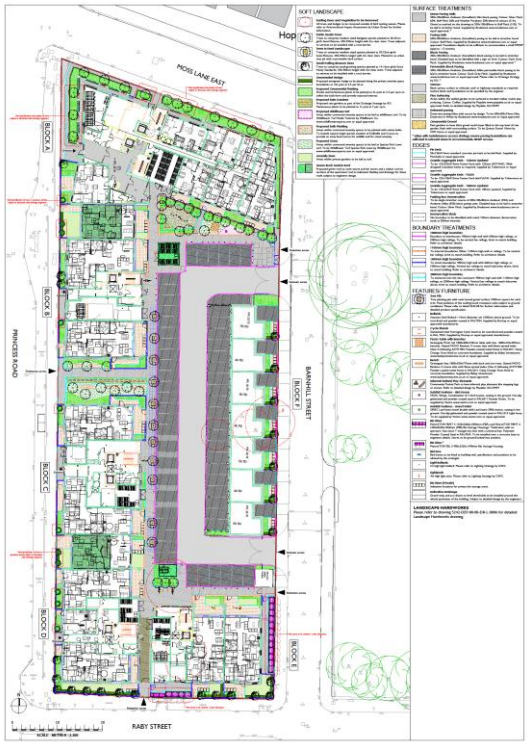


Figure 1. Proposed development layout plan

It is important that JKSL are provided with up-to-date information about site plans, including accurate site drawings and details of any additional planned works, particularly in any contaminated area.

Japanese knotweed is easily spread and even tiny fragments can cause new infestations if they are moved out of a contaminated area. It is important to implement a Clean Site Policy and Japanese Knotweed Management Plan as soon as practically possible. Any activity on site which has the potential to cause cross-contamination can significantly increase the remediation costs for Japanese knotweed, and any warranty or guarantee offered may be invalidated if works are undertaken which cause cross-contamination on site.

Survey results

The survey was undertaken on 30th September 2026, by Jonathan Harris of Japanese Knotweed Solutions Limited (JKSL). Jonathan is a certified surveyor in Japanese knotweed (CSJK qualified surveyor) and has over 12 years experience in dealing specifically with invasive plant species. Weather conditions during the survey were dry with passing clouds.

The results as summarised in table 1 below should be read in conjunction with enclosed drawing JK26-1214-01 (Invasive plant species location plan) which shows the approximate location and extents of recorded Japanese knotweed and Giant hogweed.

Table 1. Summary of recorded area of Japanese knotweed.

Japanese knotweed Area reference number	**Location (includes proximity to boundary)**	**Proximity to built structures or hard-landscaped areas (m)**	**Area and size of infestation** *Scales - Very small: 1m² or less Small: 1m² to 4m² Medium: 4m² to 25m² Large: 25m² to 100m² Extensive: greater than 100m²*	**Height of growth**	**Description of growth (includes maturity and condition)**	**Notes**
JK1	Situated in adjacent to southern boundary	Adjacent to existing brick walls.	Considered to be a medium sized infestation Recorded surface growth amounted to circa 7sqm	Up to circa 2.5-3.0m	Mainly mature and well established viable surface growth. Mature dead Japanese knotweed surface growth/canes (presumably from previous growing seasons) also present.	Associated rhizome could extend onto neighbouring land (beneath existing pavement to the south), although no evidence of associated surface growth at this stage. Debris on pavement (includes rubbish-bin bags) restricted viewing of some of pavement. Fly-tipped materials (appears to be mainly household rubbish, such as mattress, food packaging) in/around recorded Japanese knotweed. Some mounded soil appears to be also present; potential additional underlying Japanese knotweed could be present in area. Surrounding dense vegetation restricted viewing and access. Japanese knotweed surface growth over-hanging into pavement.

Table 2. Summary of recorded areas containing Giant hogweed

Location reference number	Location (includes proximity to boundary)	Size of infestation	Description of growth	Notes
GH1	Located in southern area of site. Surface growth recorded up to circa 1.9m from southern boundary.	8 no. individual Giant hogweed plants	Immature viable surface growth and mature dead surface growth present in area of infestation.	Surrounding dense vegetation and also fly-tipping materials (includes discarded household items such as mattress) restricted viewing and access.

Additional information

The visible extent of an infestation may not accurately indicate the full extent of the area affected; concealed growth below ground level could be more extensive.

Dense vegetation in the south-western and central eastern section of site restricted access and viewing.

As noted on enclosed drawing JK26-1214-01, no access could be gained into the central eastern section of site, which was cordoned off with palisade fencing. This section of site was viewed as best as possible, by viewing through gaps in the palisade fencing.

Fly-tipped material (mainly discarded household items and other domestic rubbish) was present on site, mainly in the south-eastern section.

Because Japanese knotweed and Giant hogweed have been found within the site boundary, it is important to implement a full control regime, including an Invasive Plant Species Management Plan (IPSMP).

Appendix 1 includes some additional information about Japanese knotweed and Giant hogweed.

Appendix 2 includes some additional information about relevant legislation relating to Japanese knotweed and Giant hogweed.

Survey photographs

Area GH1






Area JK1






Drawing JK26-1214-01 (Invasive plant species location plan)



DISCLAIMER :
SURVEY BASED ON VISUAL INSPECTION OF SURFACE GROWTH. JKSL HOLD NO LIABILITY FOR AREAS NOT IDENTIFIED IN INITIAL INVESTIGATION WORKS. CONTINUED MONITORING OF SITE IS RECOMMENDED

Development boundary

Extents of recorded Japanese knotweed surface growth

3m risk zone

Extents of recorded Giant hogweed surface growth

Possible extents of Giant hogweed seed dispersal

SURVEY ORIENTATED TO MAGNETIC NORTH

Rev	Description	Date	By	Chk

Client
Caddick Construction (NW) Limited

Contract
Barnhill Street, Moss Side, Manchester, M14 4TE

Drawing
Giant hogweed and Japanese knotweed location plan

Solutions

Drawing No. JK26-1214-01 | Revision /
Scales NTS | Date 30-09-2026
Drawn JH | Checked AD

Contamination Pathways

"Contamination Pathways" are routes by which a contaminant can spread into or out of a site – for the recorded invasive plant species, this could include movement of soils or other plant materials. JKSL's surveyor has identified the following current contamination pathways in the course of the survey.

The below table (Table 3) identifies the potential contamination pathways.

Table 3. Current contamination pathways

Pathway	Notes
Propagule Spread	Due to well established nature and the maturity of the infestation, it is likely that left untreated and without appropriate management in place, the rhizome could potentially migrate and spread into surrounding areas. There is a risk that Japanese knotweed could spread onto neighbouring land from site (and vice versa).
Disturbance	Potential disturbance within/in close proximity to an area of infestation, may result in spreading Japanese knotweed propagules into surrounding areas on site (and off-site).
Fly tipping	Evidence of fly tipped material being present on site. Due to high disposal costs, Japanese knotweed is often fly-tipped on site.

Invasive plant species risk assessment

Based on the survey results, this section of the report outlines the risk factors and level of risk of cross-contamination via the contamination pathways identified. The invasive plant species risk assessment was also used in the process of devising the Recommended Remediation Option.

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

We strongly urge that the recommended treatment is started as soon as possible, as this will minimise the spread of the plant. Implementing an invasive plant species management plan immediately (and communicating it to all contractors on site) will reduce the chance of cross contamination during other works on site.

Table 3. Japanese knotweed risk assessment.

Risk Factor	***Distance***	***Risk Level***	***Description***
Disturbance activities (includes redevelopment of site)	0m	High	Potential disturbance within/in close proximity to an area of infestation, may result in spreading Japanese knotweed and/or Giant hogweed propagules into surrounding areas on site (and off-site), thus exacerbating the infestation problem further.
Infestations ("on-site") near to property boundary	0m (Japanese knotweed) 1.9m (Giant hogweed)	High	The Japanese knotweed situated within the site boundary is at risk of spreading onto neighbouring land – this could potentially result in legal action, if "reasonable measures" aren't in place to stop the plant from spreading onto neighbouring land from the subject property.
Previous fly tipping	0m	High	Areas of fly-tipping have been noted on the survey. Japanese knotweed is commonly fly-tipped because of the high costs of disposal. This means that there is a higher risk of Japanese knotweed spreading to your site.

Risk Factor	***Distance***	***Risk Level***	***Description***
Existing boundary wall	0m	High	Should no appropriate remediation-treatment strategy be implemented, there will be an ongoing risk whereby associated Japanese knotweed rhizome could potentially exploit cracks and weaknesses within the existing boundary wall.
Proposed hard standing and building structures associated with the re development of the site	0m	High	Should no appropriate treatment and/or control measures be implemented, future development could be at risk, whereby associated Japanese knotweed rhizome could potentially exploit cracks and weaknesses within proposed hardstanding/building structures.
Other human activity	0m	High	Ongoing grounds maintenance / landscaping activities associated with the future re-development of the site where people move in and out of the contaminated areas, and potentially disturb the soils containing Japanese knotweed and/or Giant hogweed propagules. Should no appropriate treatment and/or control measures be implemented, these human activities can potentially cause the plant to spread.

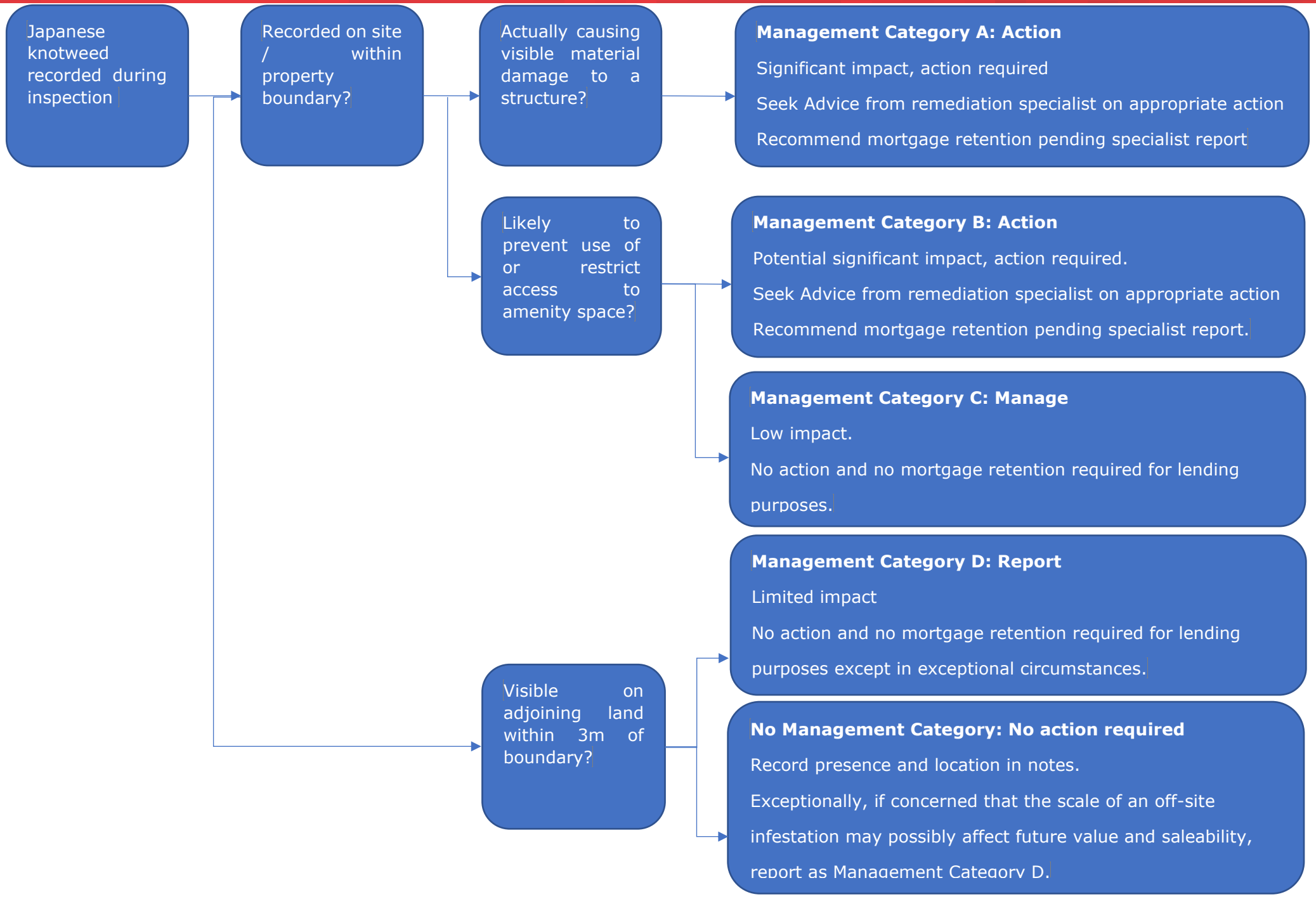
RICS Japanese knotweed Management Category Assessment

RICS (formerly the Royal Institute of Chartered Surveyors) have produced a Japanese knotweed Management Category Assessment within their guidance note, issued in January 2022. This is primarily intended to provide advice to lending institutions. The assessment divides the required management into four main categories A, B, C or D as per the flow chart below.

As there are no residential dwellings currently present on site, the RICS Japanese Knotweed Management Category Assessment is deemed not applicable at this stage.

Once the proposed remediation-treatment strategy as recommended have been undertaken, and the site has been redeveloped as per the development proposals as outlined within this report, it is anticipated that a management category D, or no management category assessment will be applicable for the proposed residential dwellings (associated with residential Block D).

As the RICS Japanese knotweed Management Category Assessment is considered to be subjective within the Japanese knotweed industry, then it is possible that a lender/valuer may deem (in their opinion) that another category is more appropriate for the property as part of their assessment.


Japanese knotweed recorded during inspection
Recorded on site / within property boundary?
Actually causing visible material damage to a structure?
Management Category A: Action
Significant impact, action required
Seek Advice from remediation specialist on appropriate action
Recommend mortgage retention pending specialist report
Likely to prevent use of or restrict access to amenity space?
Management Category B: Action
Potential significant impact, action required.
Seek Advice from remediation specialist on appropriate action
Recommend mortgage retention pending specialist report.
Management Category C: Manage
Low impact.
No action and no mortgage retention required for lending purposes.
Visible on adjoining land within 3m of boundary?
Management Category D: Report
Limited impact
No action and no mortgage retention required for lending purposes except in exceptional circumstances.
No Management Category: No action required
Record presence and location in notes.
Exceptionally, if concerned that the scale of an off-site infestation may possibly affect future value and saleability, report as Management Category D.

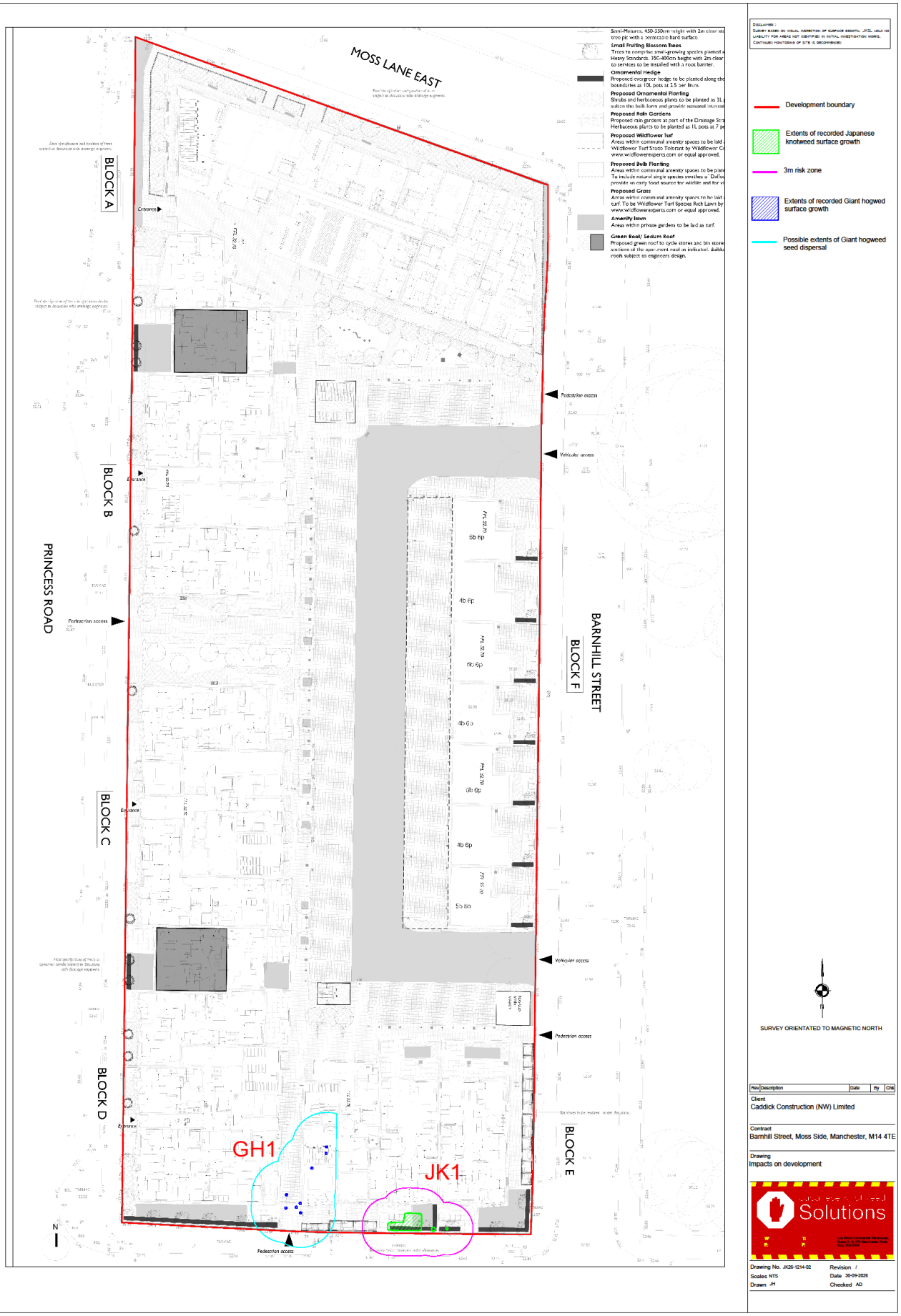
Impacts on the development

The development proposals (includes the construction of residential apartment blocks and town houses, with associated hardstanding and soft landscaping areas) will directly affect the areas of recorded Japanese knotweed and Giant hogweed. Enclosed drawing JK26-1214-02 shows the impacts of the recorded invasive plant species on the development.

Construction activities (includes ground disturbance works) will likely exacerbate the infestation problems further, and there is a high risk that this will then cause the spread of propagules around site, and potentially off-site, should an appropriate remediation-treatment strategy not be implemented.

It is important that JKSL are provided with up-to-date information about site plans, including accurate site drawings and details of any additional planned works, particularly in any contaminated area. It is important to implement a biosecurity control measures and have a Management Plan in place as soon as practically possible.

Drawing JK26-1214-02. Impacts on development



Remediation-Treatment Option

A specific remediation-treatment strategy has been recommended based on the site, survey results contamination pathways, Japanese knotweed risk assessment and development proposals. The remediation-treatment strategy is designed to get the best results for the lowest cost and in accordance with Integrated Weed Management (Appendix 5 provides more information on Integrated Weed Management).

Other options may be possible, and these alternatives have been listed below also.

Due to the proposed development directly affecting the recorded areas of Japanese knotweed and Giant hogweed, ground disturbance / construction related activities will exacerbate the infestation problems further and potentially compromise the future development. An appropriate mechanical remediation strategy is required whereby the associated impacted materials are excavated and removed.

Enclosed drawing JK26-1214-03 shows the anticipated extents of excavation.

Depending on the extents of associated rhizome spread (as mentioned above, there is a risk that Japanese knotweed rhizome could extend onto neighbouring land) and proposed excavation (if only up to the site boundary or extended into the pavement area for example), an appropriate vertical root barrier could be installed along the site boundary, or potentially installed horizontally beneath the adjacent section of pavement (if required, additional costs will apply); additional monitoring and treatment might then be required (to be assessed once the remediation works are completed).

Due to lack of appropriate space on site, it is considered that the most robust mechanical remediation strategy is to dispose the excavated Japanese knotweed and Giant hogweed impacted materials off-site at an appropriate licenced facility.

In accordance with industry standards, the completed excavation areas will be monitored over 2 no. consecutive growing seasons.

The completed Japanese knotweed excavation area will also be covered by JKSL's 15 year in-house guarantee. As mentioned further below in this report, JKSL are also able to offer an insurance backed guarantee product in relation to the Japanese knotweed.

During all of the proposed works, biosecurity control measures will be implemented by all site operatives within the active and inactive zones to ensure that no propagules are spread around the rest of the site, preventing the infestation problem being exacerbated further. Appendix 3 includes additional information on biosecurity control measures.

The proposed works should be undertaken with the attendance of an appropriate invasive plant species specialist (who is a full member of an appropriate trade body such as PCA and/or INNSA) undertaking a clerk of works. This includes a clerk of works during the clearance of site wide vegetation and also during the parts of the demolition phase of works which are in close proximities to the recorded Japanese knotweed and Giant hogweed.

Depending on when the mechanical excavation-removal works are undertaken, it will be beneficial to treat the Japanese knotweed (and potentially Giant hogweed) within the site boundary during the interim period, to aid in reducing the viability and controlling the spread of the associated infestation. At the time of writing this report, there is currently an anticipated 3-4 week period remaining during the 2026 growing season to chemically treat the viable Japanese knotweed surface growth, prior to it then entering a state of dormancy in preparation for the next winter period. After this, the next viable period for treating the Japanese knotweed will then not likely be until around May-June ’27. The next viable opportunity for treating the Giant hogweed will likely be around April/May ’27. Depending on when the excavation-removal works are undertaken, additional treatment visits might then be recommended.

In the meantime, it is recommended that the areas of Japanese knotweed and Giant hogweed (includes a circa 3-4m buffer zone surrounding the recorded Japanese knotweed surface growth, and circa 4-5m buffer zone surrounding the recorded Giant hogweed surface growth) are not disturbed.

Alternative Remediation Options

Other mechanical remediation strategy options (such as burial, waste management area, screening) have been discounted at this stage, due to lack of appropriate space being present as part of the proposed development.

A summary of the pros and cons for remediation-treatment options are detailed within Appendix 4.

Drawing JK26-1156-03. Anticipated extents of excavation and vertical root barrier



Insurance Backed Guarantee

As JKSL is a member of an appropriate trade body (both PCA and INNSA) for specialists who specifically deal with Japanese knotweed, an insurance backed guarantee/IBG product(s) can be provided to cover the completed Japanese knotweed excavation area (*subject to review/approvals by the insurance provider).

Due to the works being mechanical, the most appropriate IBG product is the Knotweed Express product (includes a 10 year insurance policy cover). Upon completion of the development, the completed excavation will require monitoring over 2 no. consecutive growing seasons (and show no evidence of re-growth during this period), prior to the insurance policy then activating.

Appendix 7 includes a sample copy of the completion and sign off certificate which JKSL offer prior to the activation of the IBG policy.

Appendix 8 includes a sample copy of JKSL's contractors Member's Guarantee sample certificate which runs alongside the IBG policy.

Evaluating success of control methods

Mechanical remediation works

Monitoring will be carried out by the Site Foreman and/or Site Operatives prior to any treatment/remediation works being carried out.

Upon completion of the excavation-removal works the ground will be inspected by JKSL's site foreman, and signed off as being remediated.

Upon completion of the excavation-removal works, a completion report will also be issued which will outline the summary of completed works, photographs of completed works, completed excavation drawing, description of products used (e.g. if root barrier is installed) and confirmation of duration/period of works. Waste transfer information will also be provided to demonstrate that the waste has been disposed of correctly (includes copies of individual transfer notes, hauliers waste carriers licence and permit of the disposal facility).

As mentioned above, the completed excavation areas will also be monitored over 2 consecutive growing seasons.

Proposed schedule of works

Mechanical remediation works

It is recommended that the proposed excavation works are undertaken prior to any other ground disturbance works, to prevent/minimise the risk of cross-contamination. The precise date for commencement of the excavation-removal works is to be confirmed.

As mentioned above, depending on when the mechanical excavation-removal works are undertaken, it will be beneficial to treat the Japanese knotweed (and potentially Giant hogweed) within the site boundary during the interim period, to aid in reducing the viability and controlling the spread of the associated infestation. At the time of writing this report, there is currently an anticipated 3-4 week period remaining during the 2026 growing season to chemically treat the viable Japanese knotweed surface growth, prior to it then entering a state of dormancy in preparation for the next winter period. After this, the next viable period for treating the Japanese knotweed will then not likely be until around May-June ’27. The next viable opportunity for treating the Giant hogweed will likely be around April/May ’27. Depending on when the excavation-removal works are undertaken, additional treatment visits might then be recommended.

Quotations

Initial herbicide application

JAPANESE KNOTWEED SOLUTIONS

QUOTE

Japanese Knotweed Solutions Ltd.
Low Wood Commercial Warehouse, Suites 3,4 & 5
574 Manchester Road
Bury
Manchester
BL9 9SW

[redacted]

initial treatment visit (JK)

DATE	PAGE	VALID DATE	QUOTE NUMBER
01-10-2026	1 / 1	02-11-2026	89811

Product Name	Description	Quantity	Rate	Total
Initial herbicide treatment	Administering herbicide to Japanese knotweed surface gowth, approximate extents as shown on drawing JK26-1214-01. A glyphosate based herbicide will be used during treatment. Glyphosate is a broad spectrum and non-selective herbicide, so will potentially result in localised damaged to surrounding vegetation. The herbicide will be applied via traditional Knapsack spray, or stem injection to achieve the best possible results. Site operatives will do their upmost to prevent chemical drift from occurring, thus minimising the risk of surrounding vegetation being affected. *subject to access *a minimum of 28 days should pass before the excavation-removal works commence. *At the time of writing this report, there is currently an anticipated 3-4 week of period remaining during the 2026 growing season to chemically treat the viable Japanese knotweed surface growth, prior to it then entering a state of dormancy in preparation for the next winter period. After this, the next viable period for treating the Japanese knotweed will then not likely be until around May-June 27. Depending on when the excavation-removal works are undertaken additional treatment visits could be recommended. The next viable opportunity for treating the Giant hogweed will likely be around April/May 27. If treated at the same time as the Japanese knotweed (e.g. if still present in May 2027, and not excavated-removed by then), an additional £125.00+VAT will apply for treating the Giant howgeed in addition to the £435.00+VAT.	1.0	£435.00	£435.00

Sub Total	435.00
Tax	87.00
Grand Total	522.00

Excavation and off-site disposal

JAPANESE KNOTWEED SOLUTIONS

QUOTE

Japanese Knotweed Solutions Ltd.
Low Wood Commercial Warehouse, Suites
3,4 & 5
574 Manchester Road
Bury
Manchester
BL9 9SW
[redacted]

watching brief - removal

DATE	PAGE	VALID DATE	QUOTE NUMBER
30-09-2026	1 / 1	30-10-2026	89804

Product Name	Description	Quantity	Rate	Total
Planning of works	Planning of works.	1.0	£795.00	£795.00
Watching brief	Implement biosecurity control measures JKSL operative in attendance to implement a watching brief during the following works - 1) Client's contractor to clear vegetation / rubbish / discarded household items and demolish existing infrastructure within working area. Arisings to be segregated from excavated Japanese knotweed and/or Giant hogweed impacted materials 2) Client's contractor to excavate Japanese knotweed and Giant hogweed impacted materials, approximate extents as shown on drawing JK26-1214-03. Unacceptable items (such as other vegetation / rubbish / discarded household items / large pieces of concrete) to be segregated from excavated Japanese knotweed and/or Giant hogweed impacted materials 3) Client's contractor to stockpile within a designated area (if required), prior to loading tipper wagons 4) Client's contractor to prepare ground for barrier if/where required 5) Decontamination of machines *clients contractor to provide appropriate machines-equipment- operatives to undertake the works *assumes no other excavation restrictions, such as underground services at this stage *subject to access and ground conditions *client to provide welfare, secure working area, and set out works/development footprint where required *buffer zones could be left in place between excavation face and pavement, to ensure pavement is not undermined. *location +extents of excavation +barriers may be affected by surrounding features (such as existing/future infrastructure, existing trees to be retained) *where excavation extents are potentially restricted (e.g. area JK15), additional root barrier could be required *client's groundworker to assist with lifting barrier into position *Depending on extents of associated Japanese knotweed rhizome and extents of proposed excavation (if only up to the site boundary or extended into pavement area), an appropriate root barrier could be required along the site boundary, or potentially beneath the pavement. Root barrier will be charged at £6.35+VAT per sqm (minimum £350.00+VAT chargeable). *duration of works anticipated to be around 4-5 days at this stage *rate is attendance of JKSL operative per day item on a re-measure	4.0	£535.00	£2,140.00
Haulage and disposal	Haulage and disposal of excavated materials containing Japanese knotweed, and/or Giant hogweed propagules at a suitable facility. Material to be moved in covered wagons - all works to be carried out to strict guidelines - see method statement. Please note this is based on a minimum charge for each tipper wagon. *subject to soil analysis, tip approval, tip location, tip availability and lower rate landfill tax being applicable,and waste being non-hazardous Loading times-access to the site being unrestricted. Price per tipper wagon load based on prompt payment, additional costs apply if payment is late (20% increase). Item to be re-measured.	8.0	£1,045.00	£8,360.00
2 year monitoring	Monitoring of completed excavation areas over 2 years in line with good practice/industry standards	2.0	£280.00	£560.00

Sub Total	11,855.00
Tax	2,371.00
Grand Total	14,226.00

Description	Terms & Conditions
*to be read in conjunction with JKSL correspondences	This quote is valid for 30 days from the date of issue. Standard JKSL terms and conditions apply (Please refer to attached documentation).

Knotweed Express insurance backed guarantee product (optional)

JAPANESE KNOTWEED SOLUTIONS

QUOTE

Japanese Knotweed Solutions Ltd.
Low Wood Commercial Warehouse, Suites 3,4 & 5
574 Manchester Road
Bury
Manchester
BL9 9SW

[redacted]

Knotweed Express product

DATE	PAGE	VALID DATE	QUOTE NUMBER
01-10-2026	1 / 1	02-11-2026	89810

Product Name	Description	Quantity	Rate	Total
Knotweed Express Product - VAT applicable items	£325.00 +VAT for JKSL sign-off procedure £650.00 +VAT for JKSLs contractors member guarantee (runs alongside policy) IBG product to cover completed Japanese knotweed excavation area within development boundary only (*assumes under one beneficiary/title holder at this stage)	1.0	£975.00	£975.00
Knotweed Express Product no VAT applicable items	£59.64 for the policy (no VAT applicable), £35.00 for the admin fee (no VAT applicable), £11.36 for IPT currently at 12% (no VAT applicable), IBG product to cover completed Japanese knotweed excavation area within development boundary only (*assumes under one beneficiary/title holder at this stage) *subject to insurance provider review/approvals *in order for policy to be activated, there needs to be 2 years of no re-growth upon completion of development	1.0	£109.83	£109.83

Sub Total	1,084.83
Tax	195.00
Grand Total	1,279.83

Description
Knotweed New product - to be read in conjunction with JKSL correspondences

Terms & Conditions
This quote is valid for 30 days from the date of issue. Standard JKSL terms and conditions apply (Please refer to attached documentation).

Appendix 1.

Japanese Knotweed (General information)

Japanese knotweed (*Reynoutria japonica*), a rhizomatous perennial was introduced from Asia to Europe in the mid-nineteenth century as an ornamental and fodder plant. It is an impressive species which grows to a height of 2-3 metres, with bamboo like stems, arching branches and clusters of creamy white flowers appearing late in the season. The orange to brown coloured, woody, dead stems persist erect throughout the winter and new shoots, produced from the extensive rhizome system, grow up amongst these the following spring to form dense thickets. The dead stems and leaf litter decompose very slowly and form a deep organic layer, which prevents native seeds from germinating.

There are several species of knotweed in the UK in addition to Japanese knotweed. Four of the most prevalent are giant knotweed (*Reynoutria sachalinensis*), Himalayan knotweed (*Persicaria wallichii*), dwarf Japanese knotweed (*Reynoutria japonica* var. 'Compacta') and lesser knotweed (*Persicaria campanulata*). Also there are several hybrid (or cross breed) species, with the most significant knotweed hybrid known as Bohemian knotweed (*Reynoutria japonica x bohemica)* formed by the interaction between Japanese knotweed and giant knotweed.

Once present at a site, Japanese knotweed increases in area very rapidly and soon forms monoculture stands (a stand of Japanese knotweed is a term normally used to describe a collection of stems/canes arising in a group and which have a continuous foliar canopy when mature). Unless otherwise managed, Japanese knotweed will usually suppress native flora, establishing itself as a dominant feature.

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

Japanese knotweed thrives on disturbance and has been spread by both natural means and by human activity. In riparian areas, high water flows disperse fragments of the plant downstream where new colonies form. In the past, fly tipping and transportation of soil

containing rhizome fragments have been a major cause of spread, particularly in the urban environment.

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

Japanese knotweed is an invasive non-native plant species as included in Schedule 9, under Section 14 of the Wildlife and Countryside Act 1981. In England, Wales, and Northern Ireland it is an offence to plant, or otherwise cause to grow in the wild (including allowing to spread) any invasive non-native plant species as listed on Schedule 9 within Section 14 of The Wildlife and Countryside Act 1981. In Scotland, the legislation makes it an offence to plant, or otherwise cause to grow any plant in the wild outside its native range.

Materials being disposed as waste from site containing Japanese knotweed propagules should be appropriately described to the receiving disposal facility to ensure that the correct level of duty of care is being implemented as per the Environmental Protection Act 1990.

It is recommended that Japanese knotweed impacted materials should not be reused in further construction or landscaping without an appropriate remediation-treatment strategy being implemented.

Giant hogweed (General information)

Giant hogweed (Heracleum mantegazzianum) is a large herbaceous perennial plant (normally lives for 3 – 5 years). Each plant has a single hollow stem with purple blotches and large coarsely toothed leaves, and can be up to 5m in height. Plants flower after 2 to 5 years, forming large umbels of densely packed small white flowers. Around 5000 to 100,000 seeds (normally have a life span of around 5 years) can be formed per plant.

Giant hogweed is commonly present along watercourses. The sap of Giant hogweed contains toxic chemicals which causes photosensitivity in the human skin, leading to severe blistering when exposed to sunlight.

In the UK, Giant hogweed is classed as an invasive non-native plant species, and is covered by the Invasive Alien Species (Enforcement and Permitting) Order 2019 in England, Wales and Northern Ireland, and included on Schedule 9 within section 14 of the Wildlife and Countryside Act 1981 in Scotland.

Materials being disposed as waste from site containing Giant hogweed propagules should be appropriately described to the receiving disposal facility to ensure that the correct level of duty of care is being implemented as per the Environmental Protection Act 1990.

Giant hogweed impacted materials should not be reused in further construction or landscaping without an appropriate remediation-treatment strategy being implemented.

Appendix 2. Legislation

The management of invasive non-native plants should be carried out in accordance with any relevant legislation in that geographic region.

As mentioned above, JKSL assess for invasive non-native plant species which are either included within Schedule 9, under Section 14 of the Wildlife and Countryside Act 1981 and/or covered under the Invasive Alien Species (Enforcement and Permitting) Order 2019.

In England, Wales, and Northern Ireland it is an offence to plant, or otherwise cause to grow in the wild (including allowing to spread) any invasive non-native plant species as listed on Schedule 9 within Section 14 of The Wildlife and Countryside Act 1981. In Scotland, the legislation makes it an offence to plant, or otherwise cause to grow any plant in the wild outside its native range.

In England and Wales, it is also an offence to import, keep, breed, transport, sell, or grow/cultivate or permit to reproduce any species listed on the Invasive Alien Species (Enforcement and Permitting) Order 2019.

Plant material (including propagules) and soil impacted with invasive non-native plant species are defined as controlled waste under the Environmental Protection Act 1990 when removed from a site, placing a legal duty of care on anyone producing, handling, or disposing of the associated impacted materials.

As of November 2014, 'ASBO's' or Community Protection notices can now be issued to land owners with Japanese knotweed and other invasive non-native plant species. The Anti-social Behaviour, Crime and Policing Act 2014 notice can be used to require someone to control or prevent the growth of the invasive non-native plant species.

If charged with committing an offence, the defendant would be required to prove that all reasonable steps were taken and all due diligence exercised in attempting to avoid committing the offence. As such, landowners are encouraged to have a management plan in place for the invasive non-native plant(s) on their property and be able to demonstrate that it is being followed.
For more information about relevant legislation, please visit Key Legislation - Invasive Weeds.

Appendix 3. Biosecurity control measures

The following biosecurity control measures should be implemented on site:

- Brief all operatives on the locations of recorded Japanese knotweed and Giant hogweed, as shown on the enclosed drawing JK26-1214-01. All site users should be able to identify Japanese knotweed and are made aware of the requirement in the control and preventing the spread of Japanese knotweed. Should any additional areas of infestation be identified, then the client (and JKSL) are notified immediately, and works stopped immediately in that area.
- A 3-4m buffer zones should be implemented around the associated recorded Japanese knotweed surface growth. A 4-5m buffer zones should be implemented around the associated recorded Japanese knotweed surface growth.
  Where the risk of disturbance is considered high, signage and/or the installation of a physical barrier to prevent unauthorised entry are recommended.
- All vehicles and machinery arriving at site should be inspected before proceeding to undertaking the relevant works.
- Photographs of the works should be undertaken and saved in the project file to prove that the works have been undertaken correctly if necessary.

Should works be undertaken within an area of infestation, operatives should implement the following procedures (undertaken by / with an invasive plant species specialist in attendance):

- Operatives to clean/decontaminate footwear with dedicated foot wash facilities when leaving an area impacted by an invasive plant species.
- Clean/decontaminate off all hand tools (e.g. saws, chainsaws) which could into contact with the affected materials before leaving an area impacted by an invasive plant species.
- Clean/decontaminate machinery (includes tracked chippers, other machinery) when leaving an area impacted by an invasive plant species using a hard brush, spade and water ensuring tyre tracks, buckets etc. are free from soil and plant material.
- Materials being disposed as waste from site containing invasive plant species propagules should be appropriately described to the receiving disposal facility to ensure that the correct level of duty of care is being implemented as per the Environmental Protection Act 1990.

It is important that JKSL are provided with up-to-date information about site plans, including accurate site drawings and details of any additional planned works, particularly in any contaminated area; additional / more specific biosecurity control measures could be recommended to be implemented.

Appendix 4. Pros and cons of remediation options

Remediation-treatment options	Advantages	Disadvantages
In-situ herbicide treatment	• Cost effective • Treatment can be carried out in situ, limiting the capacity for the plant to spread further • If applied correctly it can quickly reduce the capacity of the plant to spread on/off site • Quickly reduces the capacity of the plant to impact built structures • Generally considered easier to administer than other methods	• Can take a number of years to achieve acceptable results, especially where stands are mature Herbicide treatment alone should not be recommended on properties or sites with future development plans that involve the soil being dug and disturbed • Disturbance works cannot continue in areas still containing the plant and the risks associated with landscaping treated soils and this should be made clear to the client and mitigated for. There are restrictions as to what can done within the treatment area which contains the Japanese Knotweed as the plant thrives on disturbance, even after the completion of a successful herbicide treatment programme. Rhizome can stay dormant for several years, which may result in potential re-growth emerging should any associated impacted ground material containing viable / dormant rhizome be disturbed. It is recommended that the area of infestation is left undisturbed in-situ (includes a 3-4m buffer zone). The appearance of the treatment area can be significantly improved (e.g. by cutting back surface weed plants), however it is important that the ground material is not disturbed and bio-security control measures are implemented. • The use of some herbicides is restricted near waterbodies • Some herbicides can persist in the soil • Herbicide remediation may not completely control an invasive non-native plant, for example, due to deep rhizome in the ground or runners and seeds distant from the parent plant that were not killed by the herbicide. For some species this is a control not an eradication method • Effective control requires knowledge and appropriate training in the use of herbicides • If soil containing invasive non-native plant propagules is to be removed from a property, site or project area, it must be classed as controlled waste, even if it has been treated with herbicides. Where there has been a recent persistent herbicide application, the soil may be classified as hazardous waste and further soil testing would be required • Monitoring visit and a management programme will be required at the end of the herbicide treatment programme
Stockpiling (also known was mechanical excavation and transfer to waste	• Cost effective • Site work can be undertaken while treatment takes place elsewhere on-site • Diverts waste from going to landfill	• Requires an area that can be left undisturbed for several years. • Soil from a stockpile must remain on the site. • The same disadvantages as herbicide treatment apply in the stockpile area/WMA. • Plant material can be accidently spread e.g. after a change in ownership.

management area/WMA)		• The depth of the stockpiled soil must be appropriate for the future use of the soil. • Rhizome buried deeper in a bund is less likely to express itself and may become dormant; as such, bunds should be created a shallow as is practical and should not exceed 0.5m – 1.0m. It is good practice to concentrate the most viable rhizome in the upper layers of the bund/WMA. • If larger bunds are created, it may be necessary to apply for planning permission. • Base of the WMA requires to be lined with an appropriate root barrier.
Mechanical excavation and screening	• Can be cost effective in certain situations but often more expensive than bunding • Reduces the amount of material needing to be disposed of to a waste facility The treated soil can be re-used on a site as fill or in soft landscaping areas, reducing the need to import soil • Environmentally beneficial, reducing the amount of waste to landfill and reduces the amount of herbicide required.	• All screened soil is still classed as controlled waste and shouldn't be reused in further construction or landscaping without an appropriate remediation strategy being implemented. • The screened soil should not be considered 100% free of the invasive non-native plant material and needs to be accessible for future monitoring visits • Invasive non-native plant propagules, such as rhizome, runner fragments, suckers and seeds, could still be present in the soil leading to re-infestation, which would require a secondary remediation process of either herbicide treatment or removal to target any potential regrowth • Propagules can be accidently spread during soil movement • Soil type, soil makeup and weather conditions dictate if screening is appropriate or not • A waste (environmental) permit is required if using soil screening and/or a picking station • Monitoring visits and a management programme will be required of the screened area, stockpile area, reused soils area and haul route upon completion (see section 8) • Screening often becomes an expensive waste management area/bunding or burial strategy
Fragmentation of propagules (includes crown removal)	• Increases the leaf surface area to rhizome or runner volume ratio • Breaks up and aerates the soil • It can increase the effectiveness of herbicides It can improve the potential for successful management on sites where the invasive non-native plant is persistent • Crown removal removes a large amount of surface and underground biomass.	• There may be a need to remove above ground vegetation including desirable plants which would need to be disposed of • A large area should be dug to ensure all soil containing rhizome or runners has been included Rhizome located deeper in the soil, or runners distant from the parent plant, may be missed and result in regrowth • Crown or stump removal can be time consuming or impractical for large infestations. The removed crown must be disposed of appropriately • This method has the same general disadvantages as the herbicide treatment and monitoring programme • A secondary remediation process, for example herbicide treatment, will be required • Monitoring visits and a management programme will be required upon completion of the secondary remediation method
Mechanical excavation and burial	• Does not require a set-aside area for control • Work can continue immediately after burial	• Restrictions will remain on the site. For example, in some areas, deep excavation would interfere with buried material. • The use of the area above the burial site is limited, for example, no deep piling or deep excavation works.

	• Quickly removes the invasive non-native plant from an undesirable area • In some situations, shallow construction such as pathways or car parks can take place on top of the burial site.	• Typically it requires a large hole to receive material, so it may not be possible if the soil is shallow or the water table is high. • The appropriate Environment Agency specific to the country of works must be notified Propagules can accidently be spread during movement. • Soil type, soil makeup and weather conditions can dictate if burial is appropriate or not • Monitoring visits and a management programme will be required for the excavation area, burial area, stockpile area and haul route upon completion
Root barrier	• Can install a geosynthetic membrane to aid in reducing the horizontal and vertical spread of rhizome • Can be used to protect structures, hard surfaces and services • Work can continue immediately after installation in areas protected by root barriers	• Tears or damage in the membrane or poorly sealed seams between sheets can be exploited by growing rhizome • Can be difficult to install during unfavourable weather conditions • Contaminants in the soil can cause issues to the integrity of the root barrier • Surface drainage and underground water tables can affect installation and ponding can occur, all of which should be taken into consideration • Root barrier installation is a form of control or prevention to be used in conjunction with other methods, and should not be used as a stand along method • A secondary remediation process, for example, herbicide treatment will likely be required • Monitoring visits and a management programme will be required upon completion of the secondary remediation method
Mechanical excavation and off-site disposal	• Quickly removes the Japanese Knotweed from an undesirable area • No restrictions left onsite. • Work can normally continue immediately after removal. • Fast and efficient	• Can be expensive relative to other methods • Requires expertise by the clerk of works as small amounts of missed propagules could cause regrowth • Disposal to landfill reduces valuable landfill capacity • Requires haulage which adds to traffic, damages the environment, increases the risk of the invasive non-native plan spreading, and in the long term is unsustainable. As such, disposal to landfill should only be considered as a last resort when the invasive non-native plant cannot be suitably disposed of on-site • Monitoring visits and a management programme will be required of the excavation area, stockpile area and haul route upon completion

* Property Care Association (PCA), Nov 2023, Code of Practice for the Management of Japanese Knotweed
Property Care Association (PCA), Nov 2024, UK Code of Practice for the Management of Invasive Non-Native Plants

Appendix 6. Integrated Weed Management

Japanese Knotweed Solutions Limited (JKSL) consistently evaluate management strategies that are recommended to clients. Integrated Weed Management (IWM) strategies are mandated under The PPP (Sustainable Use) Regulations 2012, reflecting JKSL's adherence to regulatory standards and industry best practices.

To support sustainable herbicide treatments for invasive non-native plant species (includes Japanese knotweed), JKSL undertake treatment programmes during the optimal seasonal timeframe and with appropriate active ingredient(s) for effective control of invasive plant species. JKSL always explore various remediation methods, but in accordance with the waste hierarchy outlined in the Waste (England and Wales) Regulations 2011 and Waste (Scotland) Regulations) 2011, JKSL prioritise waste prevention by implementing in-situ treatment where feasible. In some situations, physical clearance of surface growth is considered a more sustainable approach to in-situ herbicide treatment for some invasive non-native plant species (e.g. the hand-pulling and/or strimming of Himalayan balsam).

On projects where a mechanical remediation strategy is required, whereby the associated impacted materials are excavated-removed, all mechanical options are assessed including those options which retain the excavated impacted materials on site and diverting waste from landfill (such as on-site burial, waste management and screening – latter option applicable for Japanese knotweed only), as well as other mechanical options which reduce the volume of impacted materials taken off site (such as a reduce level dig, or partial removal).

The above approach not only adheres to best practices but also minimises environmental impact and promotes long-term sustainability.

The management of invasive non-native plant species (including Japanese knotweed) usually involves either in-situ herbicide treatment, excavation, or a combination of both. When implemented, these management strategies often result in soils within the area(s) of infestation becoming bare. Where practically feasible and appropriate (and not covered as part of a separate re-landscaping proposal scheme), clients should consider undertaking revegetation (such as re-seeding) to assist in preventing recolonisation by other invasive non-native plants, reducing the risk of soil erosion, and enhancing biodiversity. Revegetation is a key component of IWM, thus contributing to achieving sustainable invasive plant management. Please remember that disturbance within an area of infestation (which also

includes revegetation) could potentially invalidate guarantees provided by JKSL. For further advice on revegetation, please contact the relevant JKSL project surveyor.

Appendix 7. Completion and sign-off sample certificate

COMPLETION CERTIFICATE

JAPANESE KNOTWEED SOLUTIONS

THIS DOCUMENT CERTIFIES THE COMPLETION OF THE FOLLOWING JAPANESE KNOTWEED TREATMENT WORKS:

CLIENT:

JOB NUMBER:

PROPERTY / SITE ADDRESS:

TREATMENT METHOD:

COMPLETION DATE:

Work carried out and covered by this completion certificate to control Japanese knotweed (Fallopia japonica).

Signature: **Date:** .....

(For and on behalf of the Company)

MIKE CLOUGH (CHIEF EXECUTIVE OFFICER)

SAMPLE

Japanese Knotweed Solutions Limited
Low Wood Commercial Warehouse, Suites 3, 4 & 5, 574 Manchester Road, Bury, BL9 9SW
T: 0161 723 2000 E: jk@sltd.co.uk

Appendix 8. Contractors Member's Guarantee sample certificate

PCA CONTRACTORS MEMBER'S GUARANTEE

JAPANESE KNOTWEED SOLUTIONS

This document (the Guarantee) is issued by:

Japanese knotweed Solutions Limited (the Company)

Client:

Job No:

Property/Site address:

Survey Sign Off Date:

Date work started: **Date work completed:**

Guarantee Period: 10 Years from the date of completion of works

Work carried out and covered this company guarantee to control the following invasive weeds - **Japanese knotweed (Fallopia japonica)**

TERMS OF GUARANTEE

1. Japanese Knotweed Solutions Limited, 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 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 so as 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;

Page **1** of **3**

SAMPLE

PCA CONTRACTORS MEMBER'S GUARANTEE

(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, so as to detect and prevent tipping or 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 of the exclusion of plant materials from areas adjacent to the treatment area.

(f) where, subsequent to 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

SAMPLE

PCA CONTRACTORS MEMBER'S GUARANTEE

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

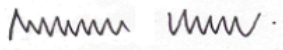
(c) Certificate or letter of completion

(d) This guarantee

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:
(For and on behalf of the Company) Date:



MIKE CLOUGH (CHIEF EXECUTIVE OFFICER)

Japanese Knotweed Solutions Limited, Low Wood Commercial Warehouse, Suites 3, 4 & 5, 574 Manchester Road, Bury, BL9 9SW. t: 0161 723 2000 e: jk@sltd.co.uk

SAMPLE

Appendix 9. Reference Documents

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

More about us – Japanese Knotweed Solutions Limited

- Website – Japanese Knotweed Specialists | Knotweed Removal Services
- Contact Us - JKSL
- About JKSL - JKSL
-

Codes of Practice

- Invasive Non-native Specialists Association Code of Practice - Managing Japanese knotweed.pdf
- Property Care Association (PCA), Nov 2023, Code of Practice for the Management of Japanese Knotweed
- Property Care Association (PCA), Nov 2024, UK Code of Practice for the Management of Invasive Non-Native Plants
- Japanese Knotweed - Guidance for Professional Valuers and Surveyors

Herbicide information

- Provantage 480 product label.pdf

Guidance notes

- Key Legislation - Invasive Weeds
- Herbicide Treatments and Japanese knotweed - PCA Guidance Note
- Non-Native Invasive Plant Species Listed in Various UK and EU Acts and Regulations