

JAPANESE KNOTWEED™ TO BE IGNORED

COMMERCIAL
EXCAVATION

ASSURANCE
STATEMENT



NATIONAL SPECIALIST CONTROL SERVICES

Japanese Knotweed Ltd

t: 0333 2414 413

e: contact@knotweed.co.uk

japaneseknotweed.co.uk

MANAGEMENT PLAN | SURVEY | TREATMENT | REMOVAL | TRAINING RESOURCES

COMPANY INFORMATION

Japanese Knotweed Ltd has established itself as one of the industry leading companies in the remediation of Japanese knotweed. Providing Surveys and Knotweed Management Plans, including services for chemical treatment programmes and excavation methods. All provided with the option of Insurance Backed Guarantees.

NATIONAL COVERAGE

Our experienced field teams are located across England, Scotland, and Wales, providing services nationwide. We have three offices situated in London, Southampton, and Manchester.

WHO WE HELP

Our services are essential for any individual, business or organisation with property or land affected by invasive weeds. Our clients include Local Authorities and Housing Associations as well as the UK's largest construction companies, developers, property management agents, and land remediation consultants. Our proactive strategy includes liaising with clients at an early stage to assist with their project and financial planning.

GUARANTEED

Japanese Knotweed Ltd (JKL) is a long-standing member of the Property Care Association's (PCA) Invasive Weed Control Group (IWCG). Our works fall in line with the PCA's Knotweed Code of Practice allowing all knotweed remediation work carried out by the company to be backed by guarantee with the option of an insurance backed guarantee if required.

ABOUT US:

- **Annually we make over 12,000 herbicide visits**
 - **Complete 150 excavation projects**
 - **For commercial clients and private individuals**
 - **On all sizes of projects from £500 to £1.5M**
 - **2021 annual turnover was £4M.**
- Company Reg No 07428170
VAT No 997 8772 21
UTR No 32646 19580
D-U-N-S© No 216969724
ICO Reference Z2661646
Waste Carriers Licence CBDU152046

**ENVIRONMENT
CONTROLS**
PART OF JKL

Environment Controls (a trading name of Japanese Knotweed Ltd), provides specialist control services for; Invasive Native and Non-Native Weeds (INNS), aquatic weeds, invasive species, amenity weed management, and removal of asbestos contaminated soils.

t: 0330 056 8880 e: contact@knotweed.co.uk environmentcontrols.co.uk

WHY CHOOSE US?

WE WORK WITH YOU

We believe that working with our customers and clients produces the optimum results, which is why we work with you to devise the most appropriate and efficient solution to solve any infestation problem – long term if required.

This collaborative approach means you can feel confident you'll receive the best solution for your property or site, one that has been determined with your requirements, timescales and budget in mind, and most importantly – agreed by you.

All of our treatment programmes are competitively priced giving you value for money and peace of mind.

INDUSTRY STANDARDS

We are a company with the right industry standards and certification. Our operations are carried out in accordance to The Wildlife and Countryside Act 1981, The Environmental Protection Act 1990, EPA (Duty of Care) Regulations 1991 and all other relevant legislation, as well as the PCA, INNSA and E.A. Code of Practice guidelines.

TECHNICAL EXPERTISE

As an accredited contractor all surveys are carried out by our CSJK qualified surveyors who will identify and provide a full report of any visible signs of invasive species on the property.

Our area technicians are highly experienced, and can cater for any method of control required. We have five methods of excavation we can carry out - we will recommend the best method for the solution you're looking for, and according to your site plans.

I would recommend Japanese Knotweed Limited whom we have used on several of our projects. They have at all times been professional in the advice that has been given and efficient in the works that have been carried out. A fully warranted service is offered and they are punctual in the operation of any checking regime that is required and follow up works.

Andy M. (Commercial Manager) Linden Homes Southern Ltd



SPECIALIST CONTROL SERVICES

Our specialist services control or eradicate Japanese knotweed. Thousands of homeowners and commercial clients across the UK turn to us as their go-to experts in the field of proven Japanese knotweed and invasive weed management.

The appropriate excavation and waste disposal method will depend on on-site access, development timescales and the proposed development plan. We will advise you of the most appropriate remedial method(s) specific to your site. A Knotweed Management Plan (KMP) will be produced to detail the survey findings, proposed remedial works and quotation.

SURVEYS A site survey can enable us to recommend the right service option for you. As an accredited contractor, we have expert CSJK qualified surveyors who will be able to identify and record visible signs of target invasive weeds, or species.

TREATMENT We provide a range of in-situ treatment options. Our recommendations will be influenced by careful consideration to the local environment, the type of infestation, and any site requirements, which will be outlined to you in a proposed management plan.

EXCAVATION & REMOVAL Clearance or excavation enables change of land use plans or immediate improved amenity use of impacted ground. Waste can be removed from site or sustainably managed on site. We ensure complete removal to design and always leave a clean site on completion.

CONTAMINATED GROUND Via Environment Controls (part of JKL), we can undertake soil sampling and provide the test results for soil contaminants such as asbestos, petroleum hydrocarbons or heavy metals. If positively identified we can excavate the contaminated area and safely remove it for you.

CUSTOMER SERVICE

We pride ourselves on our customer service standards, which results in minimum complaints as our consistent 5* TrustPilot rating confirms, we put clients and customers first. Complaints can be sent to our Operations Director James Stangroom (james.stangroom@knotweed.co.uk), where they will be given priority for response. Complaints will be acknowledged within 24 hours of being received with a resolution communicated within 10 days of receiving the complaint.

FULLY COVERED

We hold the following insurance policies:

- **Employers Liability Insurance £10,000,000**
- **Public And Product Liability Insurance £10,000,000**
- **Professional Indemnity Insurance £1,000,000**
- **Hire In Plant £360,000**

KNOTWEED MANAGEMENT PLAN

The Environment Agency states that once you find Japanese knotweed on a development site, it is essential that you set up some form of Knotweed Management Plan (KMP).

A KMP provides you with the survey report, picture evidence of Japanese knotweed (or other invasive weeds) found onsite, and our recommended plan of action for remediation. This may include several methods depending on the site. After the works have been carried out you will receive a Completion Report as evidence of works undertaken.

Should we use any method where the knotweed remains onsite (such as Dig & Cap or Dig & Burial) we record the location, dimension and depth of the burial in our Completion Report. It is important that the KMP is kept as a permanent record of where any knotweed was relocated to so that this can be provided to future purchasers. On developed sites this document should be included in the Operational and Maintenance Manuals.



INSURANCE BACKED GUARANTEE

On successful completion of our works we are happy in most instances to provide a guarantee. As members of the PCA we can where required provide third party insurance on our guarantee.

The insurance provides the client with an Insurance Backed Guarantee. Guarantee periods are typically 5 or 10 years, with the insurance providing additional peace of mind that in the unlikely event the company ceases to trade, you can still make a claim under the terms of the original guarantee.

The Insurance Backed guarantee product is the most widely accepted product by major UK mortgages lenders.



LAND REMEDIATION RELIEF (LRR)

Originally LRR was designed to encourage investment in land that was previously derelict or contaminated so it can be made purposeful again. It is a generous tax incentive intended to promote the remediation and development of land and buildings affected by Japanese knotweed or chemical contaminants such as Asbestos. It helps offset some of the cost of remediation services (which can include man hours on the project, such as the Project Manager) through capital gains tax relief.

WHO CAN CLAIM?

LRR can be claimed by property owners, investors and developers dealing with Japanese knotweed or contaminated grounds. The claimant must be the owner (adopter) at the time of the works and pay capital gains tax.

Successful claims can result in capital gains tax refunds on qualifying work values of up to:

- 150% for the land owners
- 50% for developers

However, many property owners are either not aware of the scheme, or not clear of the qualifying criteria for making a claim, and could be missing out on this valuable cash-back incentive!

Given that claims can be made that continue year-on-year for on-going treatments, and can be claimed retrospectively up to 3 years. **LRR is NOT to be ignored!**

HOW DO I MAKE A CLAIM?

We have partnered with Fortus, a leading firm of Accountants and Business Advisors with a specialist Land Remediation Relief team consisting of Qualified Tax Experts & RICS Chartered Surveyors to ensure you get the best advice and assistance with making a Land Remediation Relief claim. Their team will work in partnership with ours to help unlock the significant tax benefits your business may be entitled to.

Contact our team to kick start the process, quoting this code in your email LRR2022 contact@knotweed.co.uk

IN PARTNERSHIP WITH

FORTUS
BUSINESS ADVISORS & ACCOUNTANTS



METHODS OF CONTROL

We can undertake the following excavation and removal methods of knotweed remediation to resolve a problem that, if handled incorrectly, can become a long-term problem for the developer and landowner.

FULL EXCAVATION AND DISPOSAL TO LANDFILL

This provides an instant and impressive rectification method to the problem of Japanese knotweed. On completion the knotweed has been completely removed, allowing for unimpeded development of the area. Our approach and ethos puts emphasis firmly on reducing quantities of waste removed to landfill, and hence cost to the customer. This is done via expert accurate identification of rhizome extent in the soils, ensuring complete removal while only removing those soils that possess the rhizome.

REDUCED LEVEL EXCAVATION AND CAPPING

To reduce the cost of excavation it may be feasible in some situations only to excavated to a set depth, and then use root barriers to cap and retain any further deeper knotweed contaminated ground. This is particularly cost effective when the development formation level (the depth existing ground levels need to be reduced by to allow for construction) is less than 1m deep. The proprietary root barriers are installed to fully contain the remaining knotweed contaminated ground and prevent its re-emergence. Expert installation and bonding ensures the complete integrity of the barrier. The contained non-excavated knotweed is therefore sustainably remediated on site.

DISPOSAL OF EXCAVATED WASTE ON SITE AS A CELL-BURIAL

As well as providing instant eradication of the knotweed, it allows fully sustainable disposal of the excavated waste on-site in accordance to Government RPS 178. The method requires a suitable location and size of area where the waste can be buried. The area can be sizable due to the logistics and specification for burial, with soft landscape public open space (POS) being among the desirable areas to place a burial. A deep receiveal pit is excavated, deep enough so that at least 2m of clean fill can be placed above the deposited buried knotweed waste. The knotweed waste is deposited within the pit, encapsulated in root barrier, which is referred to as the cell. By residing 2m below finished ground levels it helps protect the cell against future accidental human disturbance or burrowing animals.

SIFTING OF EXCAVATED WASTE

Sifting of the excavated knotweed waste soils can be used to lessen the volume of knotweed material within them. This method however cannot be guaranteed to remove all knotweed rhizome and therefore the treated sifted soils will still need to be handled as potentially knotweed contaminated. The reduction in the growth potential following sifting makes these soils more re-useable on site, either in burial or relocation for monitoring. If they are removed from the site they will still be classed as controlled waste due to potential or known knotweed contamination.

RELOCATION OF EXCAVATED MATTER

In some situations it may be possible to relocate knotweed from an undesirable location to another location on site where it can be treated long term with herbicides. This provides the instant eradication of the knotweed from its current location (to enable development for example), while sustainably retaining and treating the knotweed on site. The excavated waste is carefully double handled over site along designated haul routes between the locations. Often only suitable to larger sites, the knotweed is relocated as a formed stockpile or landscape bund where re-growth of knotweed is treated with herbicide. Once the knotweed growth has been controlled the relocated area can be carefully seeded or planted.

WATCHING BRIEF (SUPERVISION)

To guard against accidental spread of knotweed material a 7m risk zone called a Rhizome Spread Zone (RSZ) should be created with temporary fencing around visible knotweed growth. Any vegetation clearance, ground disturbance, treatment or removal works within the risk zone should be overseen by a specialist Watching Brief (Site Supervisor) to ensure the contamination does not spread from the area. Any contaminated spoils will be either disposed of on site (burial/relocation), removed from site (to landfill) or temporarily stockpiled. The Watching Brief will ensure all personnel and machinery are properly decontaminated before leaving the RSZ.

HERBICIDE TREATMENT PROGRAMME

Some of the excavation methods outlined previously require follow up herbicide treatment. A Herbicide Treatment Programme involves a methodical programme of carefully managed visits, where correctly specified and used herbicides are applied to the target plants.

With sustained applications the herbicide can exhaust the plant bringing it under effective control and preventing its further spread.

Studies have shown that there are optimum herbicides and techniques that should be adopted for the best results and our methods adhere to these findings.

We adapt our methods and herbicide uses subject to site logistics. When planning a Japanese knotweed treatment programme, we consider:

- Proximity of Japanese knotweed to watercourses and bodies of water
- Sensitivity to proximity non-target vegetation (trees, plants and grasses).
- Size of the infestation and density of the stand
- Proximity of tree roots (if using residual herbicides)
- Proximity of badger sets or other forms of protected wildlife

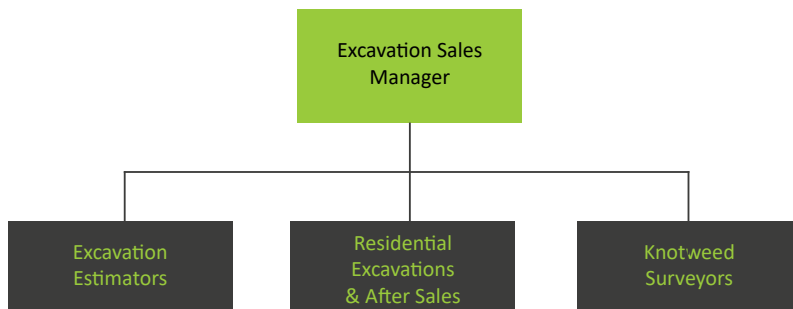
This enables us to determine the best choice of herbicide and method of application, which would be one or more of the following:

- Knapsack spraying
- Stem injection
- Leaf wiping

OUR TEAMS – YOUR RESOURCE

EXCAVATIONS SURVEYING AND ESTIMATING TEAM

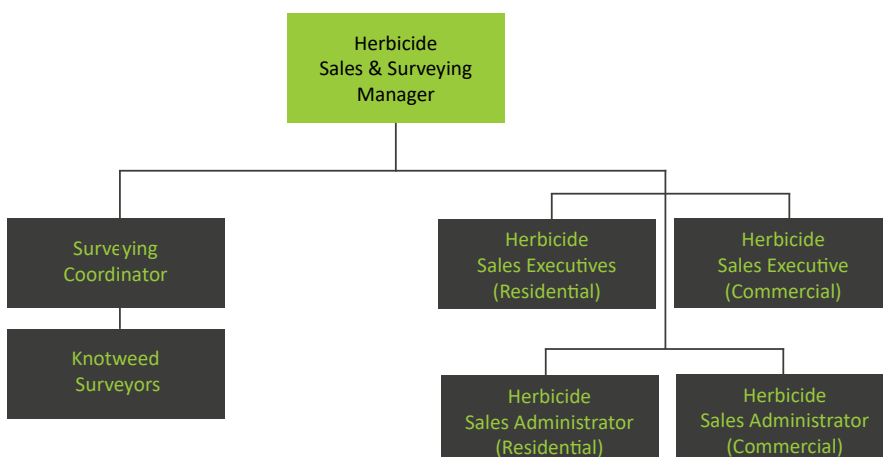
All surveys, management plans and excavation quotations are produced and delivered by our Excavation Sales Team. They receive your enquiry for any site identified as requiring the excavation of target INNS species. They organise a survey and deliver a Management Plan and works quotation to you. The team aim to provide a management plan report and quote for works within 2 weeks of receiving the enquiry.



HERBICIDE SURVEYING AND SALES TEAM

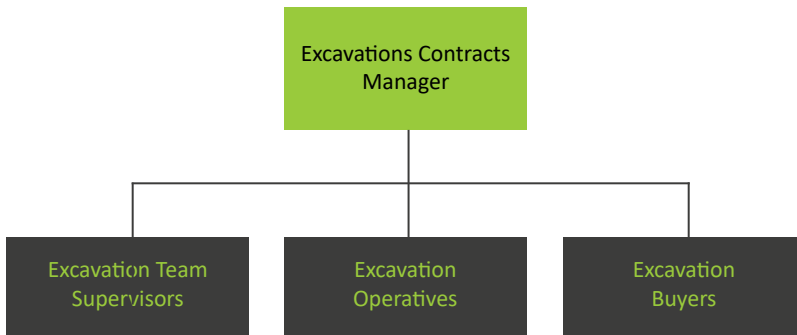
All surveys, management plans and herbicide treatment quotations are produced and delivered by our Herbicide Sales Team. They receive your enquiry for each site identified as containing a target INNS species. They organise a survey and deliver a Management Plan and works quotation to you. Our surveyors are located across the UK allowing us to cover all areas of the country.

The team aim to conduct a site survey within 3 days of your enquiry and return your Management Plan and works quotation within 3 days of the survey.



OPERATIONS EXCAVATIONS TEAM

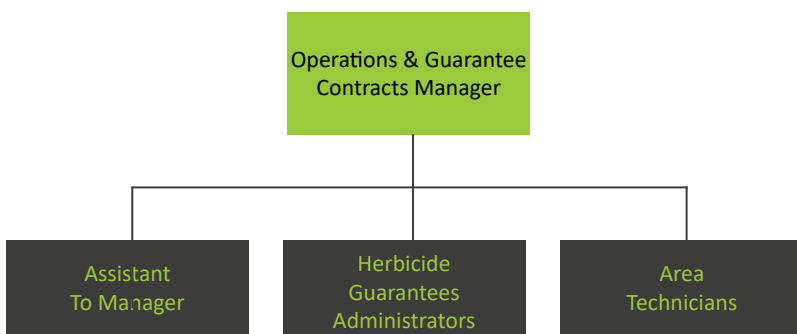
The undertaking and delivery of the company’s excavation works is managed by our Excavations Operations Team. They have in depth technical expertise in the safe and effective undertaking of knotweed and other INNS species excavation works. The team utilises a bespoke design contract management system to coordinate and record works between the management team and site staff.



OPERATIONS HERBICIDE TEAM

The undertaking and delivery of the company’s herbicide programmes is managed by the Herbicide and Guarantee Operations Team. They coordinate access for treatment visits with you and maintain records of the works. Area Technicians are located across the UK allowing us to cover all areas of the country.

On completion of a site you have the ability to digitally sign a Site Visit Record (SVR) which contains the legally required Pesticide Application Record.



OPERATIONS CONTRACTS TEAM

The company employs a Contracts Team who work with our clients to assist them with any questions they have regarding their contract. The team is responsible for setting up contracts and assisting clients transfer guarantees, Knotweed Management Plans and Insurance Backed Guarantees when there is a change of beneficiary.



TRUSTMARK

TrustMark is the only Government endorsed scheme for trades in and around the home. They award registered firms with their accreditation after thorough vetting and on-site inspections to ensure the firm is raising industry standards. TrustMark is the only “find a tradesperson” scheme to cover all 3 cornerstones of quality: good trading practices, good customer service, technical competence.



CONSTRUCTIONLINE GOLD

As a verified member of Construction-line, buyers will recognise that our company aligns to industry and government standards and is ‘fit-to-supply’ to the construction industry. 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.



RAILWAY INDUSTRY SUPPLIER QUALIFICATION SCHEME (RISQS)

RISQS provides a service for the qualification of suppliers for all products and services that are procured by the industry. RISQS supports Network Rail, LUL/Transport for London, light rail, rolling stock organisations, main infrastructure contractors and other rail products and service providers in the management of supply chain risk.



BUILDERS 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. Our secure Common Database enables subcontractors and suppliers to easily maintain and share information.



THE CONTRACTORS HEALTH AND SAFETY ASSESSMENT SCHEME (CHAS)

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



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.



ACCLAIM HEALTH & SAFETY

Japanese Knotweed Ltd are accredited by Acclaim Health and Safety, which is the SSIP member scheme provided by Supplier Assessment Services Ltd. Acclaim used the expertise and knowledge of NEBOSH and SSIP assessor qualified professionals to verify our compliance with health and safety legislation.



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”.

