



knotweed
SPECIALISTS UK

17 Knowsley Crescent
Cosham
Portsmouth
PO6 2PJ

enquiries@knotweed-specialists.com

023 8251 2752
07795 836657

Knotweed Management

Client Account Number: 310BER

Date: 05/08/2025



CSJK
Certificated Surveyor in
Japanese knotweed



TRUSTMARK
Government Endorsed Quality

BASiS

City & Guilds

Contents

Contacts:

- 1.1 - Survey Date
- 1.2 - Client Account Number
- 1.3 - Client information

2 - Knotweed Management Plan

- 2.1 - Full site address
- 2.2 - Survey request
- 2.3 - Description of the site
- 2.4 - Survey conditions
- 2.5 - Distribution and location of Japanese Knotweed
- 2.6 - Historical Survey
- 2.7 - Future plans of site
- 2.8 - Biosecurity and safety
- 2.9 - Knotweed Management Plan options

3 - Appendices

- 3.1 - Appendix 1 - Duty of care
 - 3.2 - Appendix 2 - Important and helpful points
 - 3.3 - Appendix 3 - RICS Risk category
 - 3.4 - Appendix 4 - Know your Knotweed
 - 3.5 - Appendix 5 - Qualifications
-

Contacts

1.1 - Japanese Knotweed Survey: 04/06/2025

1.2 - Client Account Number: 310BER

Knotweed Management Plan

2.1 - Full Site address:

104b Berkeley Avenue
Reading
RG1 6HY

2.2 - Survey request:

We have been verbally instructed to undertake a survey of the above property, by **property owner** to determine, to the best of our ability, the presence of the non-native invasive plant 'Japanese knotweed' (JKW) or hybrid. The site survey was undertaken by Knotweed Specialists UK Ltd on **04/06/2025**. The findings of this survey are collated from a visual inspection only. We do not undertake exploratory excavations during our survey so there is a possibility that some underground roots and rhizomes may exist and not be discovered. The JKW may also be suppressed or concealed because of mowing/cutting of grass or paving, landscape fabric, ornamental

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

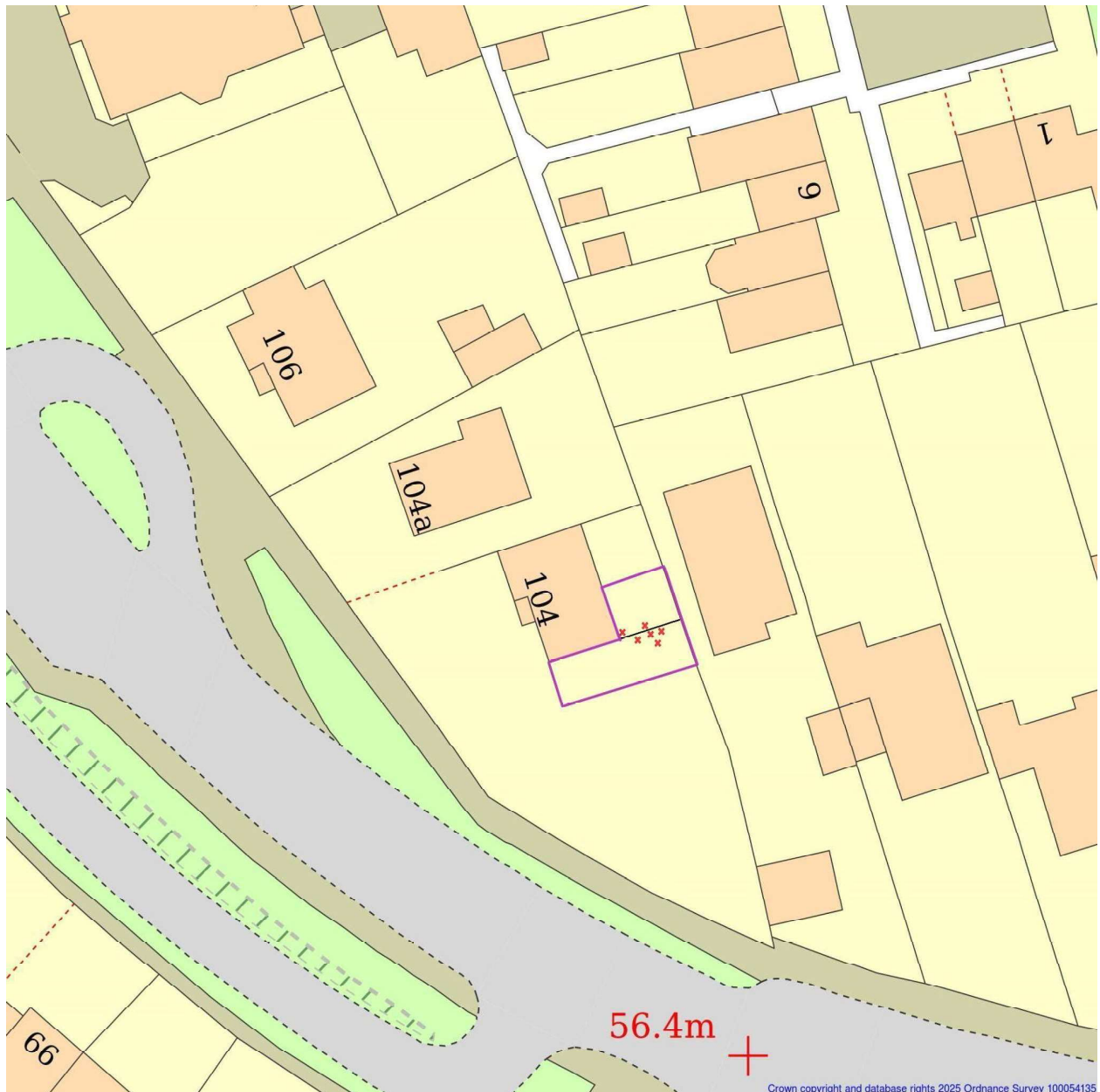
2.3 - Description of the site and survey:

The site is a piece of land to the side of a town house.

The property is currently unoccupied.

A walk over of the site was undertaken to identify the presence, locations and extent of JKW. The survey was completed by Sam Richards (CSJK No. 0269)

2.3.1 - Mapping



One stand consisting of various size stems and canes marked by red crosses.

Buffer zone indicated above by purple border.

On site photographs can be found at section 2.5.1 below.

2.4 - Survey conditions, limitations and access issues:

The weather conditions were fine/sunny and there was no evidence of any interference.

Please note that we are unlikely to discover knotweed if the stems and crowns have been removed.

2.5 - Distribution and location of Japanese Knotweed:

The JKW is located along the fence shared with 104 as well as in the garden of 104.

The RICS Risk is assessed as: RICS Category B (see appendix 3.3)

The 'what 3 words' location of the stand is: *clap.slate.trap*

2.5.1 - Photos of JKW onsite:





2.5.1.1 - Follow up photos:

To follow

2.5.2 - Water courses, drains and services:

N/A

2.5.3 - Possible structural concerns:

N/A

2.5.4 - Evidence of Japanese Knotweed offsite:

JKW found in the back garden of 104

2.5.5 - Photos of JKW offsite:

All areas of JKW will be treated within this KMP in conjunction with the IBG arrangement (with the permission of the property owners).

2.6 - Historical Survey:

N/A

2.6.1 - Possible origin and age of JKW:

Unknown

2.7 - Clients future plans of site:

The client plans to develop in the vicinity of the JKW and therefore ongoing advice will be required.

2.8 - Biosecurity and safety:

A knotweed specialist will be required to observe biosecurity protocols when any ground is being broken adjacent to the buffer zone.

2.9 - Knotweed Management Plan (KMP) control options:

Type of treatment / solution	Pro's	Con's	Notes
Physical cutting	Aesthetic / access improvement to the site. Long term, can weaken rhizome but will take many years to achieve	Not effective. New stems will grow to replace those cut down. Labour intensive and is unlikely to result in lasting control.	Disposal of cut stems needs to be carefully managed.
Hand Excavation	Can be effective for recently established plants. (shallow rhizome, limited spread).	Once the rhizome network is well established, hand digging becomes impractical.	All present rhizome system must be removed. If the rhizome network extends off your property a vertical membrane may be needed to prevent re-colonisation
Herbicide application	Most economical. Less disturbance to grounds	Potential to affect any other desirable plants in vicinity. Takes time to be effective, biosecurity risks, possible regeneration if rhizomes are disturbed. Area cannot be regenerated for use. Using herbicides are always a last measure (please see appendix 3.1.1)	Treatment by waterway requires EA approval. May be combined with some hand excavation to achieve optimum outcomes and facilitate preferred amenity end-use.
Reduced level excavation plus barrier	Fast solution. Once removed of JKW, the area can be regenerated. Less herbicide will be required.	Highest cost. Long-term monitoring and management will still be required to manage re-generation from small fragments deeper in the soil	Disposal process and costs need to be considered if soil can't be retained on site. Usually only considered for small areas (e.g. creating foundations) alongside other specifications
Full excavation	Fast, comprehensive solution. Once removed of JKW, the area can be regenerated. Less herbicide will be required.	Highest cost.	Soil may need to be taken offsite (to licenced site) but can sometimes be screened and re-used (stockpiled) but only on larger sites

Burial (following full excavation)	Allows for complete excavation without requirement for landfill disposal	Only suitable for certain sites. Cells are usually a minimum of 4 m deep, sometimes more)	The EA must be notified. Location of the burial cell should be retained on the deeds of the land to prevent future disturbance.
--	---	---	---

2.9.1 - Confirmed / suggested KMP:

We would suggest the following management plan:

A 5 year herbicide treatment plan consisting of application and monitoring (details in section 2.9.3). Following completion at the end of year 5, the work is guaranteed for a further 5 years.

A KMP will ensure that the JKW problem is managed in accordance with the Knotweed code of practice published by the Environment Agency (EA) and the code of practice for the management of Japanese Knotweed published by the Property Care Association (PCA).

2.9.3 - Schedule of works:

2025 - Herbicide 1 (Sept- Oct)

2026 - Herbicide 1 (May-July) and/or Herbicide 2 (Aug - Oct)

2027 - Herbicide 1 (May-July) and/or Herbicide 2 (Aug - Oct)

2028 - Inspection (July - Oct)

2029 - Inspection (July - Oct) completion certificate issued



Appendices

3.1 - Duty of care

JAPANESE KNOTWEED AND YOUR OBLIGATIONS

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

Any works conducted to control or eradicate this invasive weed should be completed in accordance with the Knotweed Codes of Practice by the Environment Agency (2013) and the Property Care Association (2013).

The spread of Japanese knotweed is governed under the Wildlife and Countryside Act 1981/Wildlife (Northern Ireland) Order 1985. Part I (Wildlife - Miscellaneous), Section 14, Clause 2 of the Acts states: if any person plants or otherwise causes to grow in the wild which is included in Part II of Schedule 9, he shall be guilty of an offence. Schedule 9 (animals and plants to which section 14 applies), Part II (Plants) lists Japanese knotweed. It is therefore a defence to the provision of the Act to undertake all reasonable steps to control Japanese knotweed on, or infringing onto, your land.

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

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

3.1.1 - Sustainable use of pesticide - Integrated Weed Management Plan

It is our policy to only use pesticides when all other options have been exhausted or deemed inappropriate. As well as abiding by the label of the product, we will also use the least amount of pesticide required to deliver a successful application. Our policy is to react to the growth of the plant and treat when necessary as opposed to automatically scheduling pesticide applications. Options available for JKW control are limited as biological control isn't available (or suitable) and non-chemical management is highly intrusive (excavation) but we will, dependent on the individual circumstances,

use limited cultivation methods (crown removal and rhizome reduction) to reduce the overall chemical dose and frequency and accelerate the KMP completion.

3.2 - Important Points:

- **Herbicide Treatments** – The herbicide treatment and monitoring programme is widely accepted as being an effective way to control and manage the spread of knotweed and in most cases the programme of treatment visits as above will eradicate the surface growth. The impact of the initial application of herbicide will be significant and the visible aerial growth of knotweed may disappear quite quickly. However the deep rooted rhizomes are resilient and it is impossible to verify with 100% certainty that these rhizomes are dead and that no regrowth will occur in the future.
- **Brown Winter Stems** – The aerial stems of knotweed turn brown in the winter. Should you purchase a plan including a Brush Cut, we will cut down these stems during the first winter and we will remove them from site or arrange a place on the site to store and or burn. Alternatively, check with us to determine how you can remove these yourself.
- **Site Visits** – Our technician team will maintain and provide regular updates about the completed work.
- **Do not** cut down or remove Japanese Knotweed.
- **Do not** spread Japanese knotweed stems and crowns. If you spread the material on soil, Japanese knotweed could re-grow.
- **Do not** spread soil contaminated with Japanese knotweed rhizomes. Any soil that is obtained from ground within 7m of a Japanese knotweed plant could potentially contain rhizome. The rhizome is highly regenerative and will readily grow into new plants.
- **Do not** add Japanese knotweed material to a compost heap.
- **Do not** waste time. If Japanese knotweed appears on your property, treat it immediately.
- **Do not** break the law. If you cause Japanese knotweed to spread you could be guilty of an offence under the Wildlife and Countryside Act 1981.
- The treatment programme will not remove the deep rooted rhizome system and if the treated ground is dug up the rhizomes could regrow. The Environment Agency state that any waste/soil taken from ground containing knotweed (dead or alive) even after a specialist has provided a herbicide treatment programme should be classified as controlled waste if removed from the site.
- Should you consider extending the building and/or constructing new buildings or

hard landscaping and permanent structures at any point in the future, any Japanese knotweed present within the footprint of any proposed building works would have to be excavated and removed.

- If the knotweed is located in an area that you wish to turf, pave or create a driveway you will need to consider excavating the knotweed contaminated ground and removing the knotweed contaminated soil. We would not recommend any disturbance of ground conditions unless excavation and removal of the contaminated ground has been successfully completed.

3.3 - RICS Risk category (judgements involve a degree of subjectivity and the client should contact a Chartered Surveyor for judgement with regards to valuation and mortgageability) :

Category	Definition
Management Category A	Significant impact, action required. Seek advice from remediation specialist on appropriate action. Recommend mortgage retention pending specialist report.
Management Category B	Potentially significant impact, action required. Seek advice from remediation specialist on appropriate action. Recommend mortgage retention pending specialist report.
Management Category C	Low Impact. No action and no mortgage retention required for lending purposes.

3.4 - Why is Japanese Knotweed a problem?

Japanese Knotweed (JKW) is an invasive and resilient weed. Its roots and rhizomes grow to a depth of 2m. Even after herbicide treatment has “eradicated” the aerial and surface growth, the deep underground rhizomes can remain in a viable state and may do so for up to twenty years. It can re-emerge and re-grow on its own accord at any time and especially if the contaminated ground is disturbed. A property is considered to be “affected” by JKW if it is found within the boundaries of the property or close to the

boundary on an adjacent property. To help understand and categorise the level of risk that the JKW presents to the property, the Royal Institution of Chartered Surveyors (RICS) have created a “risk” table (See risk table above). The area around the JKW is referred to as the “risk zone”. When you sell your property, the buyer’s mortgage lender will want to see evidence that the property has a fully funded, long term Knotweed Management Plan (KMP) and Guarantee in place. If the seller of a property does not disclose the presence of knotweed on the Law Society Property Information TA6 Form (3rd edition) during the purchase of the property, the seller could be guilty of a misrepresentation. If knotweed is left to grow untreated for a number of years it has the potential to cause damage to drains, paving, paths, driveways, boundary walls and in some cases the building(s) on your property. For this reason it should not be ignored. The Environment Agency states that any waste/soil taken from ground containing knotweed (dead or alive) even after a specialist has provided a herbicide treatment programme should be classified as controlled waste if removed from the site. If knotweed encroaches onto another property the relevant law is that of private nuisance. A private nuisance is an act or omission which is an interference with, disturbance of or annoyance to a person in the exercise or enjoyment of his ownership or occupation of land. Under the Antisocial Behaviour, Crime and Policing Act 2014 councils or the police will be able to serve a notice (formerly known as an ASBO) on those failing to control Japanese knotweed.

3.5 - Qualifications:

All of our staff have the relevant Property Care Association qualifications; Our Surveyors hold CSJK certificates and our Technicians hold a PCAQT and are all PA1/6 certified with City & Guilds.



CSJK
Certificated Surveyor in
Japanese knotweed

