

JAPANESE KNOTWEED OCCUPIERS ADVICE NOTICE:

TREATMENT OF JAPANESE KNOTWEED

Japanese Knotweed Ltd is providing a programme of herbicide applications to treat the Japanese knotweed problem present at this property. This document will provide you with all the information you need to know.

HERBICIDE APPLICATION PROGRAMME

A **Knotweed Management Plan (KMP)** and the advice in this document will help you to ensure that the knotweed is managed in accordance with the professional standards and guidelines recognised within the Japanese knotweed treatment industry and in particular the knotweed Codes of Practice.

WHEN WILL THE VISITS TAKE PLACE?

The application of herbicide will take place during the growing season (Apr-Nov). Below is a guideline to the visit schedule we undertake per year. We generally visit twice per year, and the timings of these visits is dependent on the knotweed growth patterns we observe.






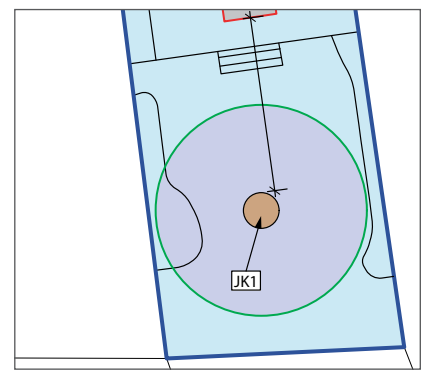
Dec	Jan	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Dormant			Growing Season							
Winter Brush Cut (if required)			1st Herbicide Application				2nd Herbicide Application			
										

Image 1: Example risk zone



We need the knotweed to be allowed to grow in order to treat it with herbicide. Because of this, the amenity use of the area defined as the knotweed risk zone may be restricted (please see section 'Disturbance to the Knotweed Risk Zone').

HERBICIDE AND APPLICATION METHOD

The herbicide used **is safe** when wet but for precaution we advise that pets and children are kept out of the treated area for approximately 1-2 hours following application, until the herbicide has dried.

We use herbicides which are **approved for use on or near water**, but we will obtain an Environment Agency Licence if we need to treat knotweed within 12m of water.

Predominantly we apply herbicide using knapsack spraying with highly directional nozzles, but if we need to avoid damage to **close vicinity non-target plants/grasses we will either use stem injection guns or weed wiping.**

Stem injection guns may also be used near water when necessary, and when the knotweed is high and logistically difficult to spray.

Stem injections, knapsack spraying or weed wiping are different techniques to administer the herbicide into the rhizome system. On average no one application technique is more effective than another. We apply herbicide to the knotweed **using the most suitable technique for each property.**

DOS AND DON'TS

DO leave the Japanese knotweed alone.

DO allow us to access the property to treat the knotweed with herbicide.

DON'T cut or trim down the green or treated Japanese knotweed growth.

DON'T treat the Japanese knotweed yourself with herbicide.

DON'T disturb the ground within 2-3 metres of the knotweed.

DON'T dispose of any knotweed material, or ground within 5m of the knotweed, off-site.

DON'T add Japanese knotweed to compost, as this can lead to knotweed growing in your compost heap.

DON'T store materials on top of Japanese knotweed areas, as the materials themselves could become contaminated with knotweed and have to be disposed of accordingly.

DISTURBANCE TO THE KNOTWEED RISK ZONE

During and following treatment the ground will contain herbicide treated rhizome. The ground should not be disturbed during the Herbicide Treatment Programme and can only be disturbed under guidance from Japanese Knotweed Ltd during the Guarantee period. Some works may be restricted or incur additional knotweed/management control costs.

If at any time throughout the treatment period the ground within the affected risk zone is changed in any way (e.g. it is landscaped, the land is materially disturbed or covered) it can prevent the knotweed from being properly treated. This can result in an extension to the existing programme, which can incur additional costs. It may also result in the guarantee becoming void/invalid.

Therefore please ensure that you advise of any planned disturbance to the risk zone before it takes place. We can then manage this with you – please see section ‘HOW TO MANAGE GARDENING & BUILDING WORKS WITHIN KNOTWEED CONTAMINATED AREAS’ below.

FURTHER IMPORTANT ADVICE

1. Japanese knotweed is a non-native invasive plant species. It falls under the legislation of the Wildlife and Countryside Act 1981 and should be treated responsibly by professionals such as Japanese Knotweed Ltd and in accordance with current Environment Agency guidelines.
2. Following the initial treatment(s) knotweed can re-grow and send up new shoots. Do not be alarmed, this is normal and to be expected. These growths will be treated under the programme, unless they are in an adjacent property.
3. During treatment knotweed may continue to re-grow, but often as stunted and mutated growth (it may re-appear as ground rosettes, known as bonsai growth). This re-growth may occur over successive seasons and require on-going treatment in order to prevent it from re-establishing.
4. The spraying programme is unlikely to remove the viability from 100% of the underground rhizome system and this is an important note (especially for developers) because the Environment Agency state that any ground containing knotweed (dead or alive) even after a specialist has been providing a herbicide treatment programme should be classified as controlled waste, if removed from site.

HOW TO MANAGE GARDENING AND BUILDING WORKS WITHIN KNOTWEED CONTAMINATED AREAS

Advice for property owners and individuals who wish to carry out landscaping and gardening works within knotweed contaminated areas and how this relates to the Guarantee and Insurance

The following information will help you plan proposed works. If you are proceeding with any such work please contact herbicide@knotweed.co.uk so that we have a record of your actions and we can provide further advice and assistance.

STRUCTURES: FENCES, WALLS AND EXTENSIONS

If you are erecting a fence (digging holes for fence posts), constructing a garden wall or building an extension etc. within the knotweed risk zone, it is important to remember that arising spoil from the work may be contaminated with knotweed (a pre-works trial dig assessment by us, or watching brief by us during works can assess this). Surplus arising spoil should be dealt in one of two ways detailed within the ‘WASTE DISPOSAL’ section of the “How We Can Help” page.

If any knotweed contaminated ground remains under or adjacent to the new structure it would be prudent to consider installing vertical or horizontal root barriers as part of your work to help prevent future knotweed encroachment. We can provide a quotation for the excavation of the knotweed and supply a root barrier.

HARD STANDING: PAVING, CONCRETE, TARMAC

If you are constructing a patio, pathway or new driveway and the footprint of the works is within the knotweed risk zone, it is important to remember that arising spoil from the work may be contaminated with knotweed (a pre-works trial dig assessment by us, or watching brief by us during works can assess this). Surplus arising spoil should be dealt in one of two ways detailed within the 'WASTE DISPOSAL' section of the "How We Can Help" page.

If any knotweed contaminated ground remains under or adjacent to the new structure it would be prudent to consider installing vertical or horizontal root barriers as part of your work to help prevent future knotweed encroachment. We can provide a quotation for the excavation of the knotweed and supply a root barrier.

LAWN

If you are constructing a patio, pathway or new driveway and the footprint falls within the knotweed contaminated area, it is important to remember that the knotweed will need to be excavated and any surplus soil arising from the work will be contaminated and must be dealt in one of two ways detailed within the 'WASTE DISPOSAL' section of the "How We Can Help" page.

Where the knotweed is not being excavated to full depth of rhizome we will need to install a specialist porous horizontal root barrier to cap the remaining knotweed contaminated ground and prevent re-growth into the new hard standing. We are able to provide you with a quote for these works on request.

If any knotweed remains close to the paving/driveway etc. it would be prudent to consider installing a vertical root barrier as part of your work to prevent knotweed encroaching under the newly laid surface.

SOFT LANDSCAPING/SHRUBS

Disturbance of the ground within soft landscaping and shrub borders should be avoided where possible, as ground disturbance could promote new knotweed growth. If you undertake weeding work within the knotweed area, the arisings should be kept within the contaminated area or removed from site and disposed of in accordance to the Environment Agency and the law.

If you decide to "mulch" the area DO NOT cover the ground with a weed suppressing membrane as this will inhibit the knotweed growth. The knotweed should be able to freely grow through the mulch which will enable it to continue to be treated.

GRAVEL/SHINGLE

If you "mulch" the area with gravel or shingle DO NOT cover the ground with a weed suppressing membrane as this will inhibit the knotweed growth. The knotweed should be able to freely grow through the gravel which will enable the treatment programme to continue.

BROWN WINTER KNOTWEED STEMS

The aerial stems of knotweed turn brown in the winter. The stems can be cut down (not pulled) and where possible they can be cut into small pieces and left within the knotweed area to bio-degrade. We carry out a brush cut as part of our programme.

If leaving the stems to bio-degrade is not practical (perhaps it is a shingle area) you can burn the stems (subject to local by-laws) or bag them up and remove the waste from the property to a landfill site that is licenced to accept knotweed waste in accordance to the Environment Agency and the law.

We can supply you with a "Knotweed Bag" which you can fill up with the knotweed waste and then we can arrange for it to be collected, removed from site and disposed of at a licenced landfill. See the 'WASTE DISPOSAL' section of the "How We Can Help" page.

HOW WE CAN HELP

WASTE DISPOSAL / REMOVAL

Arising knotweed contaminated waste can remain on-site if there is space within the knotweed area so that it can be treated as part of the herbicide programme.

OR

The spoil is to be taken off-site by a registered waste carrier for disposal at a specially licenced landfill facility in accordance to the Environment Protection Act and Duty of Care regulations. **We can price this on request for larger scale removal, however smaller volumes (circa under 10 tonne) can be disposed of using our 'Knotweed Bag' service - see below.**

THE KNOTWEED BAG

Our unique "**Knotweed Removal Bag**" is designed to help people legally dispose of Japanese knotweed material off-site as controlled waste, in accordance with the Environment Agency and the law. The knotweed material can consist of soil only, stems only or a mixture of both. See the ordering table below for prices.

Order your Knotweed Removal Bag and fill it, then we collect the waste and transfer it to a licenced facility for disposal.

PRICING

Type	Single Bag	2 to 5 bags	6 to 10 bags	11+ bags
Stems Only	£215.00	£190.00	£165.00	Please call
Soil Only	£175.00	£150.00	£125.00	Please call
Mixed	£325.00	£300.00	£275.00	Please call

Prices include delivery of the bag, collection and safe disposal of the knotweed waste at a licenced landfill site, according to Environmental Protection Act (Duty of Care) Regulations 1991.

IMPORTANT NOTES

The bags must be placed within the front garden of the property and adjacent to the road where it can easily be collected from the road by Hiab/grab lorry.

TO ORDER YOUR BAG(S), CONTACT US ON 0333 2414 413 OR ORDER ONLINE WWW.KNOTWEEDBAG.CO.UK

CONTROL WORKS: ROOT BARRIER

We can supply and deliver a porous copper lined root barrier, the cost of which is **£17.00 (plus VAT, plus delivery)** per square metre, up to 50m². For sizes over 50m² we can price on request. We can also quote to install the root barrier. Please contact us for more information.

INSTANT ERADICATION WORKS: EXCAVATION

- We can excavate the knotweed and remove the waste from the property prior to any building works commencing. We will survey and price for works on request.
- If you would like your own team to excavate the knotweed we can supervise your builders. The cost of our supervision (Watching Brief) is **£390.00 plus VAT** per day (mainland UK). Please contact us for more information.

IF YOU HAVE ANY QUERIES REGARDING ANY OF THE ABOVE PLEASE DO NOT HESITATE TO CONTACT US BY EMAIL – HERBICIDE@KNOTWEED.CO.UK OR CALL US ON 020 3747 1863.