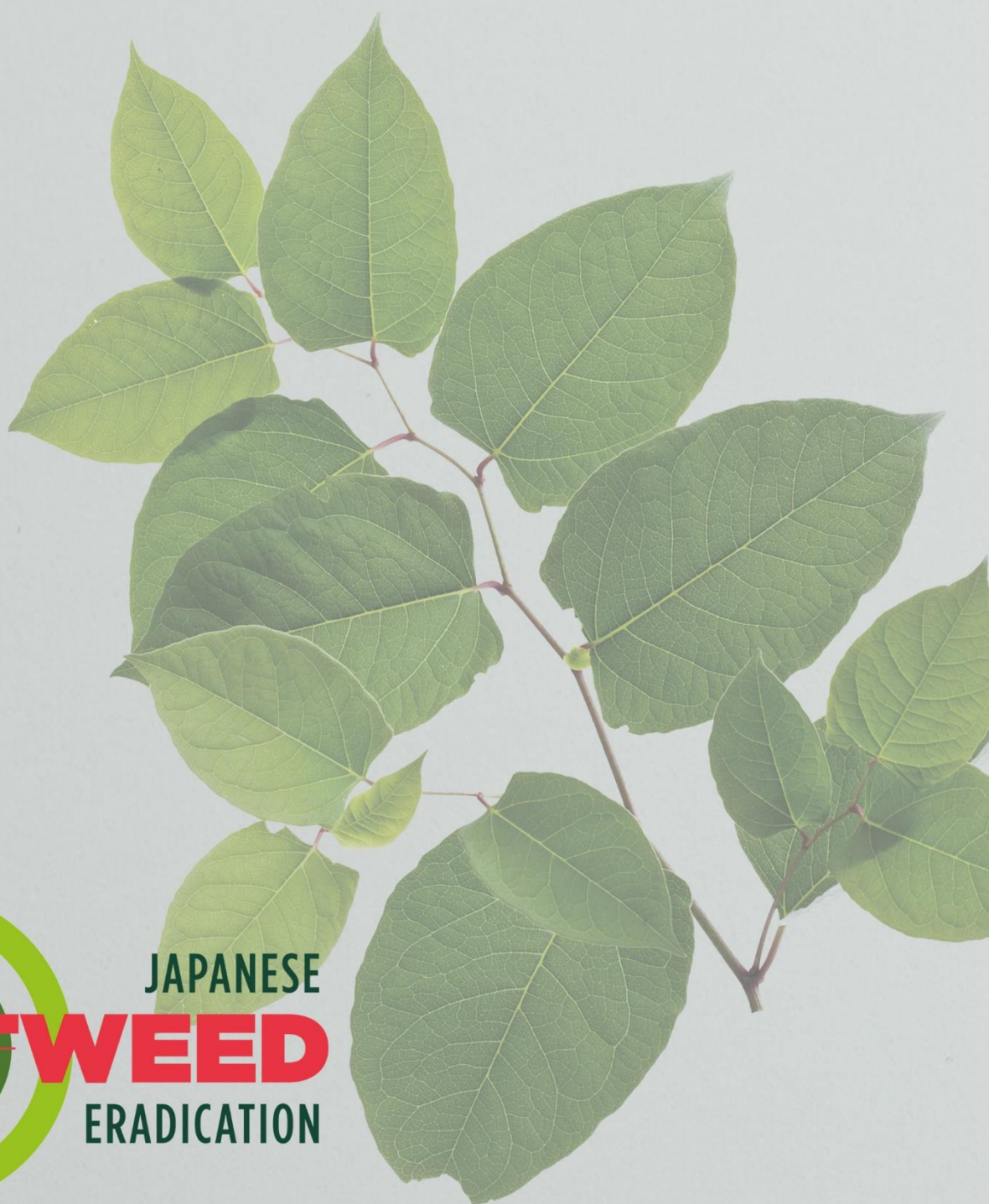


# THE ULTIMATE GUIDE TO JAPANESE KNOTWEED ERADICATION



## What is Japanese Knotweed?

Japanese Knotweed (*Fallopia japonica*) is a large, herbaceous perennial, introduced as a garden plant by the Victorians. It is undisputedly the most troublesome, aggressive weed on the planet, causing more damage to the environment, biodiversity and property than any other.

It is a large plant, growing up to 3 metres high, with hollow, bamboo-like stems. It has shield-shaped light green leaves, usually 10-15cm long and tiny white flowers which cluster together in sprays.

## Why should I be concerned?

Crucially, Japanese Knotweed is aggressive and fast-growing (up to 10cm a day) and, like an iceberg, there's more happening out of sight. It crowds all other flora and can break through seemingly impenetrable barriers such as tarmac, concrete and brickwork.

The plant's underground rhizome (root) system will penetrate up to 3 metres downwards and fan out up to 7 metres in any direction from each and every stem. Simply digging it out is usually not an option, as the consequences are severe. Apart from the damage it will cause, it devalues land and property.

## Mortgage Issues

If you are thinking of buying or selling a property where Japanese Knotweed is detected, you will have problems getting mortgage approval.

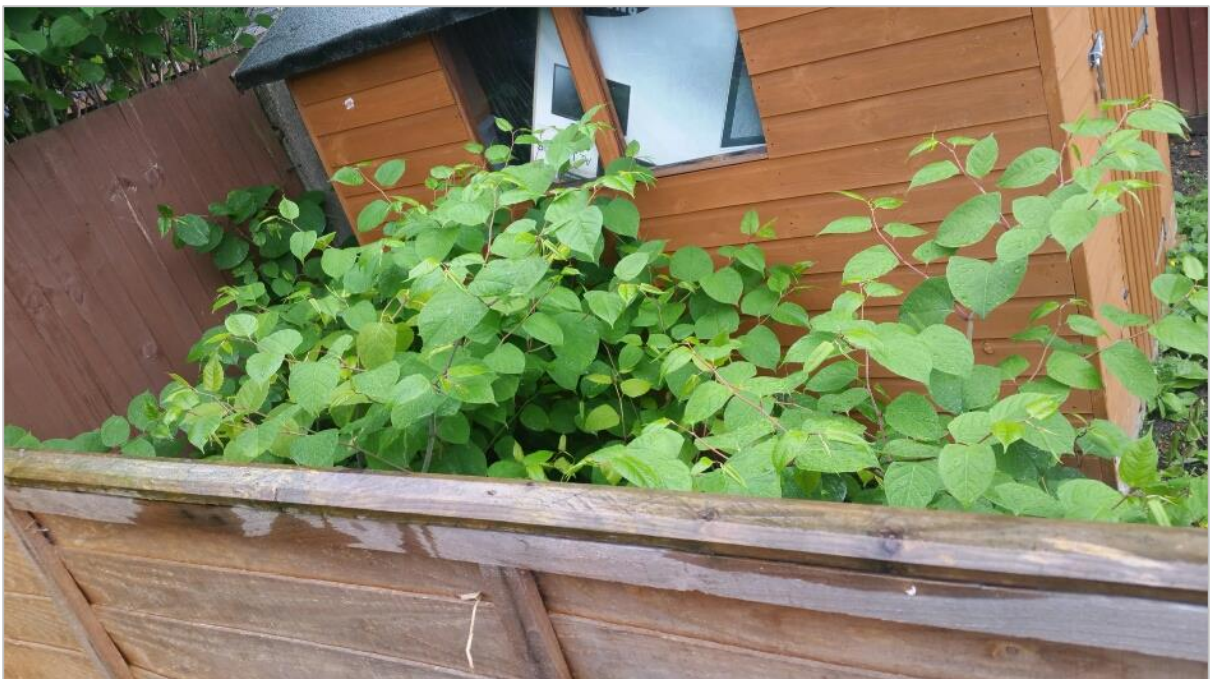
All mortgage providers now refuse to lend on property that has knotweed present. Some of the biggest even refuse to loan if it is spotted on neighbouring land. This effectively makes a non-cash sale of your property impossible until the knotweed is eradicated or an agreed treatment programme is underway from an accredited contractor.

## Careful treatment

Japanese Knotweed needs a careful, expert treatment programme to eradicate it. One herbicide treatment is not usually enough – we recommend multiple treatments with different herbicides over many months to ensure complete eradication.

Do not believe in claims of “miracle cures”; you will find the knotweed re-growing within no time and will be back to square one if you opt for one of these.

For those with larger budgets, it is possible to dig out the knotweed and send it to special landfill or dispose of it on-site with barrier protection. However, this isn't always possible on residential land and is a less environmentally friendly option.



## The Law

Because of Japanese Knotweed's aggressive and damaging nature, the UK introduced legislation over 30 years ago to prevent its spread:

- Under the **Wildlife and Countryside Act 1981 Section 14(2)**, it is an offence to plant or otherwise cause the species to grow in the wild.
- Japanese knotweed material and soil containing rhizomes (roots), is classified as "**controlled waste**" and as such must be disposed of safely at a licensed landfill site and buried at a depth of no less than 5 metres or incinerated at an appropriate facility (*Duty of Care Regulations 1991 under the Environmental Protection Act 1990*).

An offence under either Act can result in criminal prosecution, an unlimited fine or even imprisonment.

## Community Protection Notices

A Community Protection Notice can be issued to individuals or organisations that are not controlling Japanese Knotweed or other invasive plants, when they could reasonably be expected to do so. Such notices normally require the persons concerned to take steps to rectify the problem within a certain time frame. Breach of a Community Protection Notice can result in a fine or prosecution.

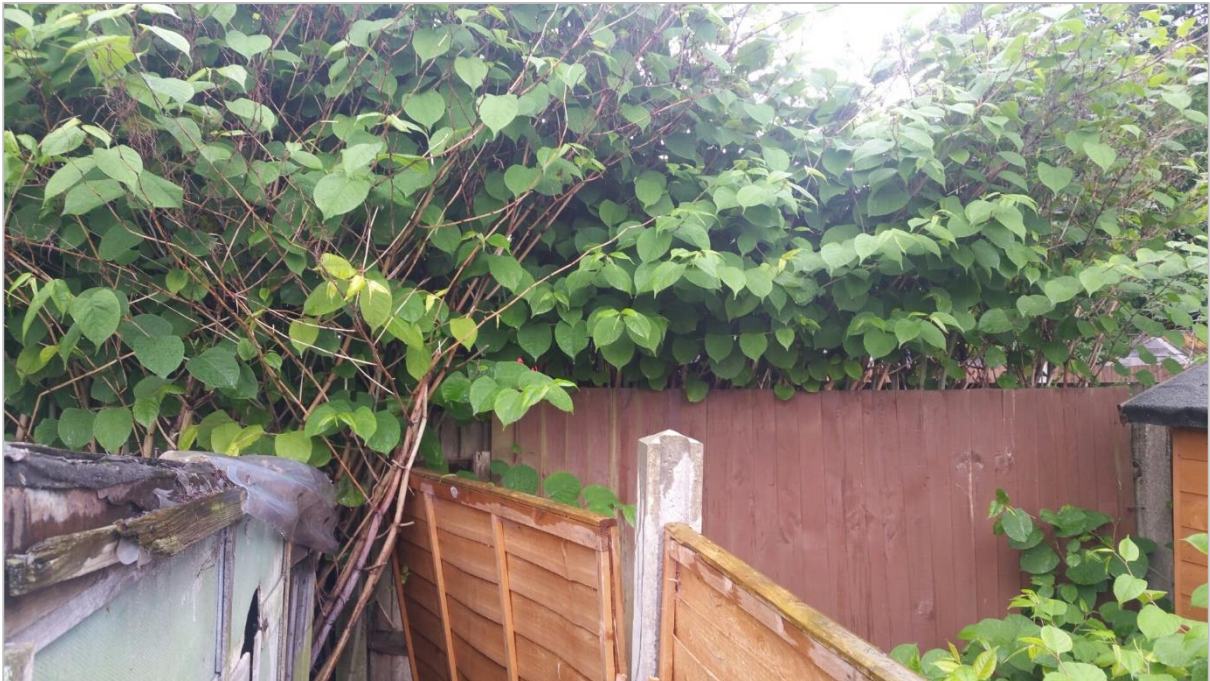
### You will be breaking the law if:

- You plant or cause knotweed to grow in the wild
- You dig up or cut down knotweed and do not dispose of it in a controlled manner
- You let it spread from your property to adjacent land (common or private nuisance laws).

While it is not illegal to have Japanese Knotweed on your land, allowing it to spread beyond your boundaries or disposing of it illegally can have dire consequences. **Do not** put it in your recycling or any other bin or offload at the municipal dump.

### **Being neighbourly**

If Japanese Knotweed has spread to neighbouring properties, it is usually best to discuss it and come to an agreement between all parties concerned. Sharing the treatment costs and dealing with it collaboratively is the best way to avoid disputes. We can act as a go-between for you in most cases.



# Overcoming mortgage problems

If you've ever had the presence of Japanese Knotweed flagged up on a property survey, you'll know how problematic it can be to get a mortgage agreed for the property and you risk losing the purchase or sale.

## Use professionals

Thankfully, mortgage lenders nowadays trust the judgment of knotweed eradication specialists accredited by a registered trade association such as the Property Care Association (PCA). Japanese Knotweed Eradication is a member of the PCA and through them our work is covered by an insurance-backed guarantee of up to 10 years.

## Japanese Knotweed management plan

When knotweed is identified on your property, a management plan can be put in place to treat and eradicate it. We visit your property and write a report for your mortgage lender on your behalf.

In the majority of cases, we can confirm to your mortgage lender that there is negligible or no risk of damage to the property as long as one of our knotweed treatment programmes is undertaken.

## Act quickly

As soon as you contact us, we will visit and survey the property for free, marking the knotweed on an Ordnance Survey plan for your lender.

If there is knotweed on neighbouring properties, we will advise on how best to approach your neighbours and we can answer their queries directly.

We will provide you with a quote for the eradication programme and warranty. We will work in tandem with your estate agent to ensure the sale goes through.

## Insurance-backed guarantee

We offer an insurance-backed guarantee of up to 10 years, through our membership of the Property Care Association, to cover you against potential regrowth.



## How do I recognise Japanese Knotweed?

- Japanese Knotweed forms in clumps and can grow up to 3 metres high.
- The stems are hollow and bamboo-like, light green in colour and speckled with a pink-red colour.
- Its leaves are around 10-15cm long and are light green in colour. They're shaped like shields and are flat at the base.
- Knotweed flowers between August and October. The flowers are tiny, creamy-white in colour and cluster together.
- The roots, or rhizomes, are thick and can penetrate up to 3 metres deep and 7 metres out from each stem. They're orange-yellow inside.
- You may notice tall brown canes from dead plants – the plant dies during the winter but the rhizomes ensure renewed growth each year.

### Did you know?

A piece of rhizome the size of your thumbnail is all you need to spread Japanese Knotweed. Fragments of the rhizome can be spread without you realising if they get picked up on your shoes, equipment or in soil.

### Did you know?

We only have female Japanese Knotweed plants in Britain. This means no viable seeds are produced but the plant can still be spread via the roots.



# How can I avoid Japanese Knotweed from infecting my land?

There are a few things you can do to make sure you don't get knotweed (or any other unwanted plant) on your property:

- If you are bringing soil onto your land, check that it is guaranteed to be Japanese knotweed free.
- Likewise, make sure any tools, machinery or other equipment brought onto your land is clean and free from fragments of rhizome.
- Knotweed rhizome can be carried on the soles of shoes or vehicle tyres. Make sure you clean your shoes/boots and your vehicles to remove any soil or plant debris when you've been outdoors.

## What should I do if I've spotted it or a survey has highlighted I have it?

### DO:

- **Do** deal with it as soon as you know Japanese Knotweed is present. The quicker you act, the easier it will be to resolve.
- **Do** call a professional contractor to deal with it for you – they will advise you of the best course of action and can eradicate it safely and legally for you.
- **Do** use a contractor registered with the Property Care Association (PCA), like Japanese Knotweed Eradication Ltd. All PCA members' work is regularly inspected and covered by an insurance-backed guarantee against regrowth. See [www.property-care.org](http://www.property-care.org) for more information.

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### DO NOT:

- **Do not** leave it and assume the problem will go away – it won't!
- **Do not** simply cut it down – it will grow back!
- **Do not** put it in your recycling or any other bin or offload at your local dump or compost site – this is illegal as knotweed must be disposed of properly as "controlled waste".

**Do not** ask the Environment Agency (or its equivalents in Scotland, Northern Ireland or Wales) to recommend a contractor. They are not able to do this and cannot give advice on individual cases. Instead, contact the PCA or one of their registered contractors (see above).



# Japanese Knotweed Eradication Ltd can help!

We are London's leading Japanese Knotweed eradication specialists. Based in Streatham, we cover the whole of London, M25 and surrounding areas, and have been providing Japanese Knotweed eradication and removal to the capital since 2006.

We are members of the Property Care Association (PCA) and Trustmark, which validate our work through regular site inspections, proving that our work is trustworthy and competent. Our 10-year insurance-backed guarantees are provided through the PCA.

## Why Use Us?

### London based

With over 10 years of experience, we are the only genuinely London-based company that specialises in controlling and eradicating Japanese Knotweed and its hybrids. From our Streatham offices in south west London, we cover the London area, the M25 and surrounding counties.

### We know what works

Over the years, we have studied the habits and reaction of Japanese Knotweed to the herbicides we have applied. This means we know what works and what doesn't. Our method is tried and tested and our superior technique means our treatments are consistently effective.

### Timing is everything

The timing of treatments is absolutely critical: one week too early or too late can make the treatment totally ineffective. We know exactly how to treat knotweed at the right time to eradicate it quickly and completely from your property.

### We won't be beaten on price

Because we know what works to get rid of your Japanese Knotweed effectively, our prices are cost-effective and represent good value for money.

## **10-year guarantee**

We fully guarantee the eradication of your Japanese Knotweed infestation for up to 10 years. Our insurance-backed warranties are provided through the Property Care Association, of which we're members.

## **Personalised service**

Each Japanese Knotweed infestation is unique, so we'll send our representative round to investigate the extent of the problem and provide you with advice and a dedicated quote within 24 hours. We're always on hand to answer your questions and explain our methodology to you.

## **Track record**

We are the recommended supplier of Japanese Knotweed eradication by four London Councils, several Housing Associations, schools, estate agents, property management agents and construction companies.

Japanese Knotweed Eradication Ltd  
The Garden Centre, Knollys Road London SW16 2JJ

**T: 020 8769 7321**

E: [info@japaneseknotweed.london](mailto:info@japaneseknotweed.london)

W: [www.japaneseknotweed.london](http://www.japaneseknotweed.london)