

ASHFIELD



JAPANESE KNOTWEED

Feasibility Study for the Eradication of Japanese Knotweed
Corran Grazings, Lochgilphead

18009-01

May 2018



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Argyll & the Isles Coast & Countryside Trust

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1. Introduction

1.1 Authorisation

Ashfield Japanese Knotweed (AJK) has been commissioned by Argyll & the Isles Coast & Countryside Trust (the Client), to provide a feasibility study for the eradication of Japanese knotweed at Corran Grazings, Lochgilphead, Argyll (Site).

1.2 Objectives

The objectives of this report are to provide the Client with an understanding of the extent of JK at the Site; viable remediation options; and a tender exercise for the preferred strategy.

1.3 Report Limitations

This JK feasibility study has been prepared with due care and attention, in accordance with industry best practice and guidance. The conclusions presented in this report, represents Ashfield's professional judgement based upon the information available and conditions existing as of the date of this report. This review is not intended as legal advice and should additional information become available, which may affect the opinions expressed in this report, Ashfield reserves the right to review such information and, if warranted, to modify our opinions accordingly.

2. Project Understanding

The Client is currently undertaking a project supporting local communities to develop projects to enhance tourism and encourage people to explore their natural environment. Corran Grazings, Lochgilphead has been identified as a site to encourage access and create a safe space where people can walk and enjoy the diversity of wildlife.

Access to and around the Site has been limited due to the presence of JK. Unless eradicated*, the Client is concerned that the risk of cross-contamination at the Site is also high and there is a risk of re-infestation of the Site from third party land.

Currently the Client does not have a masterplan for re-development of the Site, however AJK understands that that the following maybe constructed in the future:

- Designated paths for example elevated wooden walkways or stone aggregate; and
- Bird hides constructed from timber.

There are no plans for permanent structures requiring utilities; car parking; or access roads.

**** Please note the Client's documents references eradication, however further guidance on this term is provided within Section 5 of this report.***

3. Japanese Knotweed Survey

3.1 Desk Study

A review of freely available aerial and road side imagery has been undertaken to understand the potential impact of JK at the Site. Aerial imagery for the Site (Dated May 2009 & December 2010) highlighted areas of foliage resembling that of JK for late spring and dieback found in the winter months. On reviewing Google Streetview™ the majority of areas identified in the aerial images did appear to be JK. Drawing 18009-01-01 details the areas of potential JK.

3.2 Site Survey

The Site is approximately 8.25Ha, triangular shaped piece of land to the southwest of the town of Lochgilphead. The Site is bound by the A83 to the west and Loch Gilp is to the east, south and north.

The site remains undeveloped and consists of raised areas along its boundaries, marsh land centrally and pockets of wooded areas. Tributaries from the road to the marsh land and from the marsh land to the Loch were found frequently and during the visit it was noted that the marsh land had approximately 400mm of standing water at its deepest locations. Within the marsh areas, reed and grasses were dominant with little evidence of JK. JK was noted to dominate the eastern and northern boundaries, however where the marsh area was drier it was also noted that JK was starting to encroach.

Other species noted at the Site include Rhododendron; Himalayan Balsam saplings (suspected); Daffodil; Gorse; Bramble; Wood Anemone; Brazen Hussy; and Salmonberry.

Table 1, overleaf, provides a summary of the JK identified, detailed record sheets are provided in Appendix A, with a detailed photographic record provided in Appendix B. The location of JK is identified in drawing 18009-01-02.

Table 1 – JK Occurrence Summary

JK Ref.	Details	Approximate Area Impacted
ON-SITE		
JK01	Large area of mature JK growing predominantly between the shore line of the Loch and the marsh land. JK noted to be growing in the shingle below the high water mark and isolated areas impacting the marsh land. Evidence of paths being walked through the JK and the northern most point of this area had evidence of clearance and burning.	18,120m ²
JK02	New growth of JK emerging through stands of previous season's growth. Predominantly along the road verge/embankment but also within a wooded area. JK is within 7m of the boundary of a B&B / residential property.	1,180m ²
JK03	New growth of JK emerging through stands of previous season's growth. Predominantly within tree line raised above the marsh.	1,046m ²
JK04	New growth of JK emerging through stands of previous season's growth. Area is adjacent to the Loch and runs into the Site until it meets the start of the marsh land. Other notable species is gorse.	4,357m ²
JK05	New growth of JK emerging through stands of previous season's growth to the rear of the B&B.	1,260m ²
JK06	New growth of JK emerging through stands of previous season's growth. Area is adjacent to the Loch and relatively isolated in comparison to other areas at the Site.	3m ²
JK07	Single stand of JK centrally placed within a drier area of the marsh land.	1m ²
OFF-SITE		
JK08	Area of JK ~675m to the south of the site growing within shingle and through Loch wall.	523m ²
JK09	JK area adjacent to the Loch on the opposite bank to the north of the Site.	30m ²
JK10	JK area adjacent to the Loch on the opposite bank to the north of the Site.	382m ²

4. Legislation Review

4.1 Wildlife and Natural Environment Act 2011

The Act makes it illegal to plant or otherwise cause to grow in the wild any plant listed in Schedule 9 of the Act, including JK. Offences carry a maximum penalty of a £5,000 and/or 6 months imprisonment on summary conviction and an unlimited fine and/or 2 years imprisonment on indictment.

The Scottish Environmental Protection Agency states the following in regards to this Act:

“There are exceptions; for example, agricultural land, and private and public gardens are not generally considered to be ‘in the wild’, however areas such as woodlands, road verges or river corridors in the countryside are all considered as being ‘in the wild’.”

The Scottish Government can issue a species control order which means that JK must be treated as specified in the control order. If a person fails to carry out the control order or obstruct the work from being done then they are guilty of an offence and is liable to imprisonment for a term not exceeding 12 months or to a fine not exceeding £40,000, or to both on summary conviction and to imprisonment for a term not exceeding 2 years or to an unlimited fine, or to both on conviction on indictment.

4.2 Nature Conservation Act 2004

Scottish National Heritage under the Nature Conservation (Scotland) Act 2004, can issue landowners with a management order, if JK is close to or threatens the interest of a Site of Special Scientific Interest.

4.3 Environmental Protection Act 1990

The Environmental Protection Act 1990 classifies JK as a ‘controlled waste’ and as such if taken off-site, irrespective of historical herbicide management, it must be transported by a registered waste carrier and disposed of safely at a licensed landfill site under the appropriate duty of care.

If JK impacted soils are managed at the Site, further advice should be sought from SEPA as to whether the works will require a Mobile Plant Licence.

4.4 Control of Pesticides Regulations 1986

Prior to any treatment with herbicide in or near water or surface water drains, SEPA would require submission of a “Non-Aerial Herbicide Use in or Near Water” application form, providing details of the method to be employed.

All those who use or apply Pesticides in Agriculture, Horticulture, Forestry, Industrial, Amenity or On or Near Water workplaces are required to possess a valid pesticide certificate in order to comply with regulations.

4.5 Burning

Any controlled burning of JK material on land in the open must be carried out in accordance with a registered exemption as described in Paragraph 30 of Schedule 3 of the WMLR 1994, with the most pertinent qualifications being as following:

- The wastes consist solely of plant tissue;
- The Site qualifies as recreation ground;
- The wastes are burnt on the land they are produced;
- The total quantity burned in any period of 24 hours does not exceed 10 tonnes.

However prior to burning JK material it is recommended that advice is sought from the local SEPA office.

4.6 Burial

Burial at a site does not require a licence as these works would not be considered landfilling as long as the buried materials are 'made safe' and have an identified use at the Site as part of the future development.

4.7 Private Nuisance

If it can be demonstrated that JK is impacting the physical condition and /or value of adjacent land, owners of said land can seek costs for the 'making good' of their land under a private nuisance claim.

In *Flanagan v Wigan Metropolitan Borough Council* (unreported 1995), a private landowner issued private nuisance proceedings against his local council in respect of JK that had invaded his garden from the council's neighbouring land. The court ordered the council to treat a one-metre strip of the plant along the boundary between the properties with glyphosate for three years and to install a below ground reinforced concrete boundary. The council was also ordered to contribute towards the owner's costs of bringing the proceedings.

It should be noted that JK02 and JK05 are within 7 metres of the boundary of the B&B, but more than 7 metres away from habitable spaces, conservatory and/or garage of the subject property. Based on AJK's experience it is likely that should the owners of the B&B re-mortgage or sell their property, the presence of JK will be identified by the valuation surveyor and the JK would be determined as a Category 2 Risk. This may lead to the owners/buyers of the B&B being refused a mortgage unless it can be demonstrated that the JK is being managed appropriately by a competent contractor (typically Property Care Association registered) with works supported by a 5 or 10 year insurance backed guarantee.

5. Remediation Options Appraisal

Prior to discussing the remediation options available at the Site it is important to understand the term 'eradication' widely used as the aim on projects of this nature. When managed by herbicide, growth of JK may cease in the short term, however it has the ability to remain dormant underground for a period of up to 20 years. Experienced, competent contractors who manage JK will advise that they have eradicated JK at a site, however their terms and conditions will highlight caveats to cover the risk of re-growth in the future and it is unlikely they will provide a guarantee for a period greater than 10 years. Therefore herbicide does not 'eradicate' JK but is typically a suitable strategy for managing JK, specifically in areas where there is no proposed development.

5.1 Grazing

Cattle, sheep, goats, horses and donkeys are known to graze on spring shoots of JK and this can help reduce the density and height of stems. This management strategy is typically more effective on immature plants rather than established infestations and does require the clearance of previous season's growth. This strategy will not 'eradicate' JK and through the growing season JK growth will become woodier which will deter further grazing.

Grazing may also encourage new growth of JK further along the rhizome as the plant adapts to the grazing regime pushing above ground growth into new areas. There is also a risk that grazing animals may cause cross contamination to new areas of the Site.

Due to the risks of cross contamination and the difficulty in predicting/controlling the success of this strategy, this strategy has not been considered further.

5.2 Cutting

Cutting, pulling or mowing over a number of years will help reduce the vigour of the plant and may eventually lead to exhausting the rhizome, however typically this would be undertaken on a site where the JK is newly established. Care should be taken to ensure material is cut in a controlled manner to prevent further spread of JK at the Site and to prevent viable material entering surface water receptors. Four cuts as a minimum would be required annually bookended by a cut in the spring when shoots first begin to appear and in late summer post flowering and prior to winter dieback. All material will be required to be collected and either dried out on site and burnt, mulched or disposed of at a licensed landfill.

Due to the labour intensive nature of these works it is unlikely this strategy will be cost effective if undertaken by a contractor.

5.3 Biological Control

The Centre for Agriculture and Biosciences International (CABI) in 2010 were given permission to undertake field trials for the biological control of JK with a sap sucking psyllid (*Aphalara itadori*) an insect from the plant's native territory. *Aphalara itadori* which is about 2mm in length sucks the sap from the plant causing significant damage. AJK contacted CABI who advised the following:

There have been no releases of the psyllid north of the border but its performance in warmer climes has not yet impressed anyone and establishment is proving hard to come by. Newer stock from Japan seems to have improved things and we get evidence of overwintering each spring at the better sites but the population is not taking off yet and the knotweed is largely unaffected. Two reasons not to prioritise it for now. I remain hopeful that we and the Canadians and soon the Americans can crack the code to getting it to do a job but these things do take time I'm afraid. You might also want to mention our research into a potential mycoherbicide for which we have applied for a patent in the UK, Europe, Canada and the USA but again this will be some years in development.

As biocontrol of JK is an unproven technique, this strategy has not been considered further.

5.4 Herbicide Management

Application of herbicide to JK is a good management option for the control of JK but should be undertaken by a competent licensed contractor. The duration of a herbicide regime is typically a minimum of three years, with a further two years of monitoring to ensure no re-growth. Due to the maturity of the JK it is unlikely that three years will be sufficient to adequately manage the JK at the Site and a period of up to ten years may have to be allowed for.

On completion of the works contractors may provide a 'guarantee' for their works for a specified time, typically 5 or 10 years. This will ensure any re-growth is managed by the contractor at their own cost within the 'guarantee' period, however growth outside the guarantee period will incur additional costs.

5.5 Excavation

Excavation requires the removal of JK rhizomes which can grow as deep as 3m below ground but are typically ~1.5m deep. Partial excavation can be undertaken where a root barrier geomembrane is placed above residual JK and backfilled, however this unlikely to be deemed acceptable in the countryside other than below 'developed' areas such as walkways and hides. Detailed below are some of the concerns that would require addressing if an excavation strategy was to be adopted:

- Due to proximity of the Site to an open surface water receptor, on site management of the impacted soils, is unlikely to be acceptable due to the risk of off-site contamination during flooding events.
- The high water table and proximity to surface water body will cause excavations to become flooded leading to expensive temporary measures to manage water ingress and prevent excavation collapse. This would also be an issue if burial of JK impacted soils was to be specified.
- Justification of the generation of significant waste volumes when these can be designed out to facilitate the Client's ambitions for the Site.

Due to the extent of JK and the Client's requirements for the Site, excavation will not be a cost effective strategy although partial excavation to facilitate walkways/hides may be required in the future.

5.6 Recommended Strategy

Based on AJK's survey and the Client's ambitions for the Site, herbicide management of the JK is deemed the only viable strategy if works are to be undertaken by a contractor. Localised excavation of JK may be required in the future to facilitate paths/hides, however it is advised during any future master planning for the Site, that walkways/hides are placed in areas free of JK. Where this cannot be avoided, timber walkways/hides should be raised from the ground on a driven piled foundation to avoid excavation of JK impacted soils. Any works undertaken to facilitate development should also be supervised by the contractor procured to manage the JK at the Site.

The cost of the herbicide management will depend on the extent of works undertaken and Sections 5.6.1 to 5.6.3 provide the available options and estimated budgets. Please note all costs are exclusive of VAT.

5.6.1 Management of all JK at the Site

Prior to undertaking herbicide management at the Site, previous season's growth will require brush cutting to allow access to new season's growth. These works should be undertaken during the winter months to reduce the risk of cutting and spreading viable stems at the Site and avoid disturbing nesting birds. For the purposes of this report we have assumed that cut material can either be composted or burnt at the Site to avoid the cost of off-site disposal.

New season's growth will then be treated with herbicide under license from SEPA with two to three visits in the first two to three years, ensuring the final visit is post flowering of the plant and prior to winter dormancy. This process will be repeated annually with the frequency of visits per annum reduced as the vigour of the JK is reduced.

Once no growth is witnessed for a period of two full growing seasons, herbicide management/monitoring will cease and where applicable the contractor should provide a ten year insurance backed guarantee for their works.

When providing a quote for the works each contractor will have a differing approach in assessing the project duration to achieve two years without re-growth of JK, therefore AJK recommends a budget £80k - £100k at this stage of the study.

5.6.2 Preventing further spread of JK at the Site

If the cost of full management of the JK is prohibitive then consideration of preventing further spread of JK may be considered in lieu. Currently the spread of JK at the Site appears to be prevented by the marsh area, however there are areas of the Site that JK could spread into as well as spreading onto third party land, specifically the B&B to the north of the Site. There is also a risk that JK could grow further along the verge of the A83 and penetrate areas of weakness in the tarmac and kerb line.

Further spread of JK can be managed by the application of herbicide along the boundaries of the JK to contain it in areas where it is already dominant. Brush cutting in the winter along the

boundary of the JK will be required to allow access to spray new growth. As JK will still be present at the Site with the potential to re-invade the managed boundary, works/monitoring will be required annually at the Site. Although a ten year insurance backed guarantee would not be applicable for the works, a letter of liability could be provided to third party land owners stating that the Client is responsible and will prevent the spread of JK onto their land.

In addition to preventing off-site spread, AJK has also considered the management of pathways within the JK to allow construction of raised wooden platforms supported on driven piles. This would require the brush cutting the locations of the proposed pathways with a ~1m buffer zone either side, prior to herbicide management until a period of two years have elapsed without re-growth within the width designated for the pathway. Piles can then be driven into the ground to allow construction of an elevated pathway. Future growth below the walkway cannot be discounted, however this could be mitigated by placement of a barrier below the walkway to prevent growth through the walkway.

For budget purposes AJK advises a budget of between £50k and £75k for the first ten years, which includes for the creation of pathways through the JK. Costs do not include construction of the raised pathways.

5.6.3 Managing Third Party Land Liability

If neither of the first two strategies are viable at the Site from a budget perspective, then it is strongly recommended that the management of JK in close proximity to third party land is undertaken as a minimum. This will require the brush cutting and annual herbicide management/monitoring of JK within 7m of third party land.

The budget for managing the herbicide within 7m of third party land is £3,300 for the first three years followed by a cost of £750 – £1,000 per annum.

6. Tender Exercise

At the request of the Client AJK tendered the following works:

- Option 1 - Herbicide management of all JK at the Site;
- Option 2 - Herbicide management to prevent further spread of JK at the Site and to allow construction of footpaths; and
- Option 3 - Herbicide management to prevent the spread of JK onto third party properties.

A specification was issued to six Property Care Association approved contractors and a summary of the tender returns can be found in Table 2. The specification can be found in Appendix C and the tender returns can be found in Appendix D.

Table 2 – Tender return Summary

Contractor	Cost (Exc VAT)
Option 1 – Management of All JK at the Site	
Japanese Knotweed Specialists	£135,250
JKS (Trading Name of Vesab)	£31,600
KleerKut	£43,670
Wise Knotweed Solutions	£79,520
Option 2 – Herbicide Management to prevent further spread and allow construction of pathways	
Japanese Knotweed Specialists	£92,650
JKS (Trading Name of Vesab)	£16,900
KleerKut	£32,080
Wise Knotweed Solutions	£52,500
Option 3 – Herbicide management to prevent the spread of JK onto third party land	
Japanese Knotweed Specialists	£12,750
JKS (Trading Name of Vesab)	£4,050
KleerKut	£19,120
Wise Knotweed Solutions	£23,500

Prior to engaging a contractor to implement the Client's preferred remediation strategy it is advised that the preferred contractor is invited to the Site to discuss the proposed works and review risks that may increase the costs provided. Discussions should also be had on safely implementing the works as it is suspected that both JKS and KleerKut have allowed for lone working only at the Site for Options 1 and 2, which may not be suitable specifically during brush cutting exercises. When providing budgets in Section 5, AJK assumed a minimum of two operatives at the Site at all times and we understand that both Japanese Knotweed Specialists and Wise Knotweed Solutions have allowed for this.

7. Environmental Impacts & Permits

7.1 Biosecurity

To prevent further spread of JK at the Site a biosecurity risk assessment should be undertaken in advance of the proposed works to minimise the risk of cross-contamination. The risk assessment should highlight the required procedures for cleaning down tools, boots etc when leaving a JK impacted area.

7.2 Ecology

The risk of disturbing nesting birds during brush cutting activities will be mitigated by undertaking these operations in the winter, however as herbicide treatment will be undertaken during the nesting season, operators should be vigilant and ensure nesting birds are not disturbed. The risk to reptiles, amphibians and mammals will be low as all works will be undertaken on foot and no heavy plant/vehicles should be allowed on Site during the works.

It is not envisaged that an ecologist will be required to undertake a report prior to the works, however the Client may want to procure these works to gain a better understanding of the biodiversity at the Site and inform a future planting strategy as discussed in Section 7.5.

7.3 Herbicide Use

The choice of herbicide should be sensitive to the native plants at the Site and application should be undertaken with a nozzle and in weather conditions that reduces herbicide drift. It should be noted that AJK have considered all JK to be within 5m of a surface water receptor due to the extent of the marsh and frequency of tributaries to both the marsh area and Loch. During the tender exercise it came to AJK's attention that SEPA no longer require applications to be made prior to implementing a herbicide management strategy, however this should be verified with their local office.

It should be noted that stem injection of herbicide could be undertaken in-lieu of spraying, especially in the early stages of managing the plant. This will mitigate against herbicide drift, however due to the extent of JK at the Site this is likely to impact on the costs provided in this report.

7.4 Other Invasive Plants

Once the JK is adequately controlled there is a risk of off-site JK; other non-native invasive species; and undesirable native species becoming invasive at the Site. On driving to the Site, JK was noted frequently in the wider area, specifically adjacent to surface water receptors which have the potential to form pathways for JK back to the Site. If Himalayan Balsam is present at the Site or in close proximity to the Site this can quickly start to dominate land and would need further consideration. Similarly, Rhododendron would need further consideration.

7.5 Re-Planting

As well as considering the strategy for managing JK and other undesirable plants at the Site, re-populating of the managed areas with desirable native plants should also be considered. This may take the form of seeding with native fast growing grasses, native wildflowers or desirable native trees.

8. Community Training

Management of the JK could be undertaken by the local community, however it is advised that works within 7m of third party boundaries are undertaken by a Property Care Association approved contractor, as adjacent landowners/mortgage companies may not accept the works unless it is undertaken by a recognised qualified contractor.

The community would have to receive training prior to undertaking the works themselves and these are described in Section 8.1. to 8.4.

8.1 Safe Use of Herbicide Training

Prior to implementing a herbicide management regime, the community would have to be trained and pass examinations in the safe use and application of herbicides known as a PA1 and PA6 course. Costs for PA1 and PA6 training would be approximately £500 (Exc VAT) per person.

8.2 Brush Cutting Training

Prior to undertaking brush cutting operations, the community would be required to be trained in the safe use and maintenance of machinery, which would be at a cost of approximately £300 (Exc VAT) per person.

8.3 Management of Japanese Knotweed Training

Understanding how to treat and the timing of treatment of JK is crucial, therefore it is recommended that the Property Care Association's relevant training is undertaken, which would be at a cost of approximately £500 (Exc VAT) per person.

8.4 Monitoring

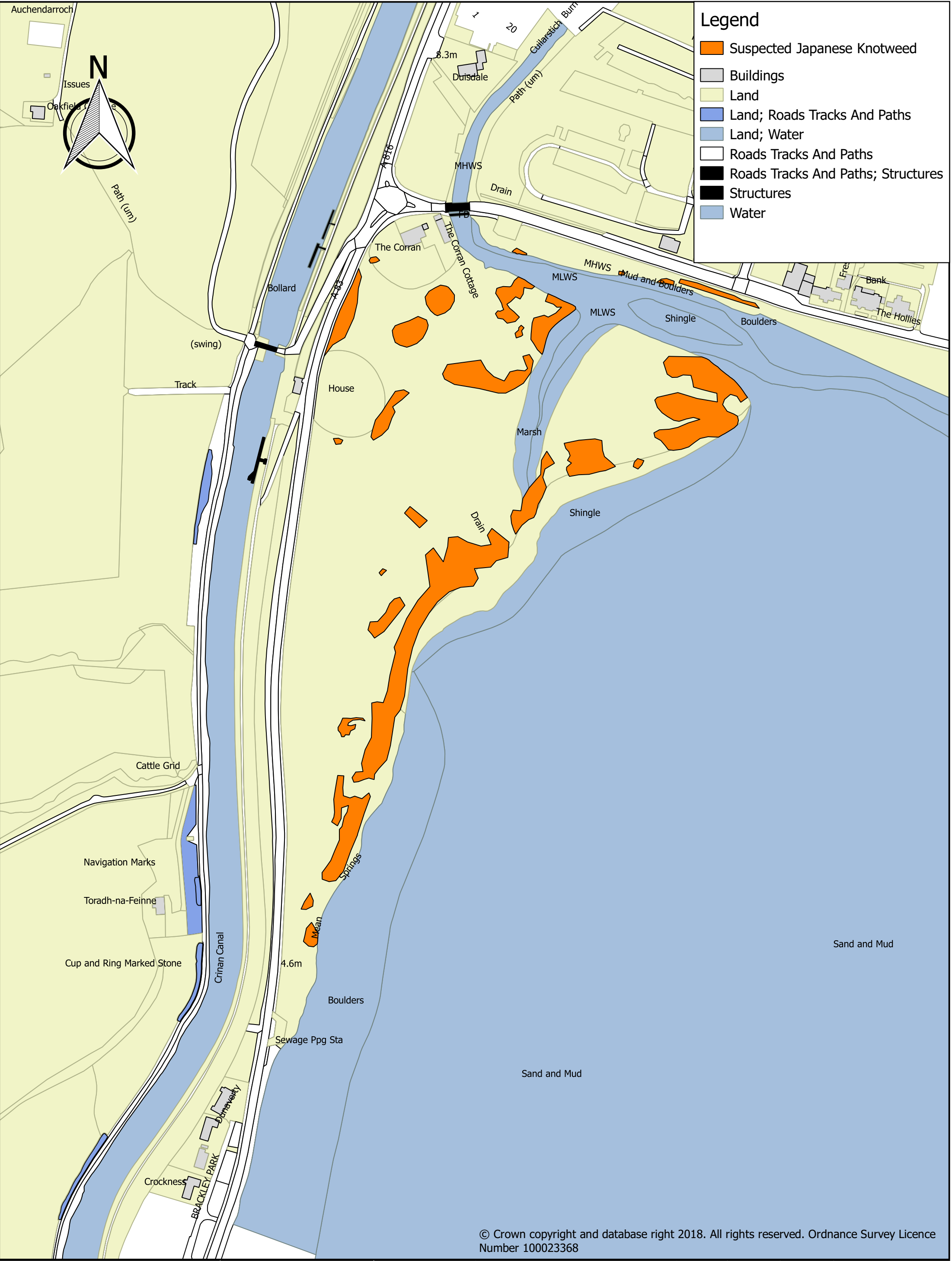
To undertake a supervision role to identify invasive species it is recommended that the community is trained in the identification of all stages of growth of invasive plants. AJK could provide this training at a cost of £1,500 (Exc VAT) for a maximum of ten people.

Further to the above, the community would have to consider the commitment and cost of implementing the works themselves. Detailed below are items the community would have to consider:

- Preparing Health & Safety Plans; Risk Assessments; Biosecurity Risk Assessments; Japanese Knotweed Management Plan; and COSHH Assessments.
- Purchasing and safely storing herbicides utilised.
- Purchasing/maintaining or hiring plant and equipment.
- Annual clearing and mulching/burning (subject to permission) of JK die back.
- Annual herbicide management of JK with at least three treatments per annum for the first two to three years.
- Liaising with SEPA annually regarding herbicide application.
- Annual monitoring of managed areas such that re-growth is captured early.

Drawings

Drawing Number:	Drawing Title:
01	Suspected Areas of Japanese Knotweed
02	Identified Areas of Japanese Knotweed





<div><div></div><div>ASHFIELD</div><div>JAPANESE KNOTWEED</div></div>	Client	Project	Title	Project Number	Report No.	Drawing No.	Revision	Scale	Date
	<div><div></div><div>act</div><div>argyll & the isles coast & countryside trust</div></div>	Corran Grazings, Lochgilphead	Identified Areas of Japanese Knotweed	18009	01	02		1:2,500 @ A3	25-04-18

Appendices

Appendix A

Japanese Knotweed Record Sheets

INNS Record Sheet

Project Name: Lochgilphead

Project Number: 18009

Client: ACT

Site: Lochgilphead

Surveyor: Richard Newis

Date: 19-Apr-18

INNS Reference No.	JK01		
GPS Co-ordinate:			
On Client's Land:	Yes		
INNS Type:	Japanese knotweed		
Height (if JK):	Greater than 2.5m		
Stem width (if JK):	Greater than 25mm		
Area:	18,120m2		
RICS Risk Category	Not Applicable		
Distance to nearest watercourse:	Less than 5m		
Slope Gradient:	Moderate		
Land Use:	Countryside		
Site Description: New growth of JK emerging through dense stands of previous season's growth. JK is growing predominantly on raised land, however new stems were noted in the shingle and flotsam and jetsam below the high tide mark. The majority of the area exhibits large crowns in close proximity to each other, however some areas the JK is more sporadic. Evidence of walking through the JK and cutting of previous season's growth and burning noted in the northern section of JK01.			



INNS Record Sheet

Project Name: Lochgilphead

Project Number:18009

Client: ACT

Site: Lochgilphead

Surveyor: Richard Newis

Date: 19-Apr-18

INNS Reference No.	JK02		
GPS Co-ordinate:			
On Client's Land:	Yes		
INNS Type:	Japanese knotweed		
Height (if JK):	Greater than 2.5m		
Stem width (if JK):	Greater than 25mm		
Area:	1,180m2		
RICS Risk Category	RICS Category 2		
Distance to nearest watercourse:	Less than 5m		
Slope Gradient:	Steep		
Land Use:	Countryside/Road Verge		
Site Description: New growth of JK emerging through stands of previous season's growth. Predominantly along road verge/ embankment but some of the area is within a wooded area. JK is within 7m of the boundary of a B&B / residential property.			



INNS Record Sheet

Project Name: Lochgilphead

Project Number: 18009

Client: ACT

Site: Lochgilphead

Surveyor: Richard Newis

Date: 19-Apr-18

INNS Reference No.	JK03		
GPS Co-ordinate:			
On Client's Land:	Yes		
INNS Type:	Japanese knotweed		
Height (if JK):	Greater than 2.5m		
Stem width (if JK):	Greater than 25mm		
Area:	1,046m ²		
RICS Risk Category	Not Applicable		
Distance to nearest watercourse:	Less than 5m		
Slope Gradient:	Moderate		
Land Use:	Countryside		
Site Description: New growth of JK emerging through stands of previous season's growth. Predominantly within tree line raised above the marsh.			



INNS Record Sheet

Project Name: Lochgilphead

Project Number: 18009

Client: ACT

Site: Lochgilphead

Surveyor: Richard Newis

Date: 19-Apr-18

INNS Reference No.	JK04		
GPS Co-ordinate:			
On Client's Land:	Yes		
INNS Type:	Japanese knotweed		
Height (if JK):	Greater than 2.5m		
Stem width (if JK):	Greater than 25mm		
Area:	4,357m ²		
RICS Risk Category	Not Applicable		
Distance to nearest watercourse:	Less than 5m		
Slope Gradient:	Moderate		
Land Use:	Countryside		
Site Description: New growth of JK emerging through stands of previous season's growth. Area is adjacent to the Loch and runs into the site and is intermingled with Gorse.			



INNS Record Sheet

Project Name: Lochgilphead

Project Number: 18009

Client: ACT

Site: Lochgilphead

Surveyor: Richard Newis

Date: 19-Apr-18

INNS Reference No.	JK05		
GPS Co-ordinate:			
On Client's Land:	Yes		
INNS Type:	Japanese knotweed		
Height (if JK):	Greater than 2.5m		
Stem width (if JK):	Greater than 25mm		
Area:	1,260m ²		
RICS Risk Category	RICS Category 2		
Distance to nearest watercourse:	Less than 5m		
Slope Gradient:	Flat		
Land Use:	Countryside		
Site Description: New growth of JK emerging through stands of previous season's growth to the rear of the B&B.			



INNS Record Sheet

Project Name: Lochgilphead

Project Number: 18009

Client: ACT

Site: Lochgilphead

Surveyor: Richard Newis

Date: 19-Apr-18

INNS Reference No.	JK06		
GPS Co-ordinate:			
On Client's Land:	Yes		
INNS Type:	Japanese knotweed		
Height (if JK):	Greater than 2.5m		
Stem width (if JK):	Greater than 25mm		
Area:			
RICS Risk Category	RICS Category 1		
Distance to nearest watercourse:	Less than 5m		
Slope Gradient:	Steep		
Land Use:	Countryside		
Site Description: New growth of JK emerging through stands of previous season's growth. Area is on the riverbank and relatively isolated on comparison to other stands at the site.			



INNS Record Sheet

Project Name: Lochgilphead

Project Number: 18009

Client: ACT

Site: Lochgilphead

Surveyor: Richard Newis

Date: 19-Apr-18

INNS Reference No.	JK07		
GPS Co-ordinate:			
On Client's Land:	Yes		
INNS Type:	Japanese knotweed		
Height (if JK):	Greater than 2.5m		
Stem width (if JK):	10mm - 25mm		
Area:	1m2		
RICS Risk Category	Not Applicable		
Distance to nearest watercourse:	Less than 5m		
Slope Gradient:	Steep		
Land Use:	Countryside		
Site Description: Single stand of JK centrally placed within marsh land.			



INNS Record Sheet

Project Name: Lochgilphead

Project Number: 18010

Client: ACT

Site: Lochgilphead

Surveyor: Richard Newis

Date: 19-Apr-18

INNS Reference No.	JK08		
GPS Co-ordinate:			
On Client's Land:	No		
INNS Type:	Japanese knotweed		
Height (if JK):	Greater than 2.5m		
Stem width (if JK):	Greater than 25mm		
Area:	523m2		
RICS Risk Category	Not Applicable		
Distance to nearest watercourse:	Less than 5m		
Slope Gradient:	Steep		
Land Use:	Loch Wall		
Site Description: Area of JK to the south of the site growing within shingle and through Loch wall.			



INNS Record Sheet

Project Name: Lochgilphead

Project Number: 18009

Client: ACT

Site: Lochgilphead

Surveyor: Richard Newis

Date: 19-Apr-18

INNS Reference No.	JK09		
GPS Co-ordinate:			
On Client's Land:	No		
INNS Type:	Japanese knotweed		
Height (if JK):	Greater than 2.5m		
Stem width (if JK):	Greater than 25mm		
Area:	30m2		
RICS Risk Category	Not Applicable		
Distance to nearest watercourse:	Less than 5m		
Slope Gradient:	Flat		
Land Use:	Shingle adjacent to Loch		
Site Description: JK area adjacent to the river on opposite bank from the site.			



INNS Record Sheet

Project Name: Lochgilphead

Project Number:18009

Client: ACT

Site: Lochgilphead

Surveyor: Richard Newis

Date: 19-Apr-18

INNS Reference No.	JK10		
GPS Co-ordinate:			
On Client's Land:	No		
INNS Type:	Japanese knotweed		
Height (if JK):	Greater than 2.5m		
Stem width (if JK):	Greater than 25mm		
Area:	382m2		
RICS Risk Category	Not Applicable		
Distance to nearest watercourse:	Less than 5m		
Slope Gradient:	Flat		
Land Use:	Shingle adjacent to Loch		
Site Description: JK area adjacent to the river on opposite bank from the site.			



Appendix B

Site Survey Photographs



1. Loch Gilp
2. View of the site
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- 63. Salmonberry
- 64. Brazen Hussy
- 65. Wood Anemone
- 66. Daffodil



Appendix C

Tender for the Management of Japanese Knotweed

ASHFIELD



JAPANESE KNOTWEED

Tender for the Management of Japanese Knotweed
Corran Grazings, Lochgilphead

18009-02

April 2018



Document Control

Client:	Argyll & the Isles Coast & Countryside Trust
Report Title:	Tender for the Management of Japanese Knotweed
Report Number:	18009-02
Report Status:	
Authorised by:	Richard Newis
Signed:	
Date of Issue:	30/04/2018

Distribution

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This report has been prepared by Ashfield Japanese Knotweed (AJK) for the sole benefit of the client. At the client's request, the distribution of this report has been extended to the named individuals detailed in the distribution list and the parties covered in the "reliance" section overleaf, if applicable. This report should not be copied, forwarded or in any other way redistributed to parties who are not named recipients in the report distribution list or are listed in the "reliance" section overleaf. This report is intended for the use by the client and may not be used or relied upon by any other person. This report should not be used by the client or any other party in relation to any other matters not covered specifically by the scope of the report. If this report does not contain a signature in the Document Control window, then this is an uncontrolled electronic copy and should not be relied upon by the client or any other recipient, as AJK cannot give assurances on the source or content of the document. AJK has used all reasonable skill, care and diligence in the preparation of this report. During the site survey a visual inspection of the above ground condition of the site has been undertaken with no intrusive works undertaken. AJK is reliant on the integrity of the client to provide information on any known or suspected invasive species on or adjacent to the property surveyed. This report is valid for the date the survey is undertaken. No individual is personally liable in connection with the preparation of this report. By receiving this report and acting on it, the client or any other person accepts that no individual is personally liable for breach of statutory duty or otherwise.

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Drawings

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02	Identified Areas of Japanese Knotweed

Appendices

Appendix A	Japanese Knotweed Record Sheets
Appendix B	Site Survey Photographs

1. Introduction

1.1 Authorisation

Ashfield Japanese Knotweed (AJK) has been commissioned by Argyll & the Isles Coast & Countryside Trust (the Client), to provide a feasibility study for the management of Japanese knotweed at Corran Grazings, Lochgilphead, Argyll (Site).

1.2 Objectives

The objectives of this report are to provide the Client with an understanding of the extent of JK at the Site; viable remediation options; and a tender exercise for the preferred strategy.

1.3 Report Limitations

This JK feasibility study has been prepared with due care and attention, in accordance with industry best practice and guidance. The conclusions presented in this report, represents Ashfield's professional judgement based upon the information available and conditions existing as of the date of this report. This review is not intended as legal advice and should additional information become available, which may affect the opinions expressed in this report, Ashfield reserves the right to review such information and, if warranted, to modify our opinions accordingly.

2. Project Understanding

The Client is currently undertaking a project supporting local communities to develop projects to enhance tourism and encourage people to explore their natural environment. Corran Grazings, Lochgilphead has been identified as a site to encourage access and create a safe space where people can walk and enjoy the diversity of wildlife.

Access to and around the Site has been limited due to the presence of JK. Unless eradicated*, the Client is concerned that the risk of cross-contamination at the Site is also high and there is a risk of re-infestation of the Site from third party land.

Currently the Client does not have a masterplan for re-development of the Site, however AJK understands that the following may be constructed in the future:

- Designated paths for example elevated wooden walkways or stone aggregate; and
- Bird hides constructed from timber.

There are no plans for permanent structures requiring utilities; car parking; or access roads.

**** Please note the Client's documents references eradication, however further guidance has been provided to the Client of the use of this term in the management of JK.***

3. Japanese Knotweed Survey

3.1 Desk Study

A review of freely available aerial and road side imagery has been undertaken to understand the potential impact of JK at the Site. Aerial imagery for the Site (Dated May 2009 & December 2010) highlighted areas of foliage resembling that of JK for late spring and dieback found in the winter months. On reviewing Google Streetview™ the majority of areas identified in the aerial images did appear to be JK. Drawing 18009-02-01 details the areas of potential JK.

3.2 Site Survey

The Site is approximately 8.25Ha, triangular shaped piece of land to the southwest of the town of Lochgilphead. The Site is bound by the A83 to the west and Loch Gilp is to the east, south and north.

The site remains undeveloped and consists of raised areas along its boundaries, marsh land centrally and pockets of wooded areas. Tributaries from the road to the marsh land and from the marsh land to the Loch were found frequently and during the visit it was noted that the marsh land had approximately 400mm of standing water at its deepest locations. Within the marsh areas, reed and grasses were dominant with little evidence of JK. JK was noted to dominate the eastern and northern boundaries, however where the marsh area was drier it was also noted that JK was starting to encroach.

Other species noted at the Site include Rhododendron; Himalayan Balsam saplings (suspected); Daffodil; Gorse; Bramble; Wood Anemone; Brazen Hussy; and Salmonberry.

Table 1, overleaf, provides a summary of the JK identified, detailed record sheets are provided in Appendix A, with a detailed photographic record provided in Appendix B. The location of JK is identified in drawing 18009-02-02.

Table 1 – JK Occurrence Summary

JK Ref.	Details	Approximate Area Impacted
ON-SITE		
JK01	Large area of mature JK growing predominantly between the shore line of the Loch and the marsh land. JK noted to be growing in the shingle below the high water mark and isolated areas impacting the marsh land. Evidence of paths being walked through the JK and the northern most point of this area had evidence of clearance and burning.	18,120m ²
JK02	New growth of JK emerging through stands of previous season's growth. Predominantly along the road verge/embankment but also within a wooded area. JK is within 7m of the boundary of a B&B / residential property.	1,180m ²
JK03	New growth of JK emerging through stands of previous season's growth. Predominantly within tree line raised above the marsh.	1,046m ²
JK04	New growth of JK emerging through stands of previous season's growth. Area is adjacent to the Loch and runs into the Site until it meets the start of the marsh land. Other notable species is gorse.	4,357m ²
JK05	New growth of JK emerging through stands of previous season's growth to the rear of the B&B.	1,260m ²
JK06	New growth of JK emerging through stands of previous season's growth. Area is adjacent to the Loch and relatively isolated in comparison to other areas at the Site.	3m ²
JK07	Single stand of JK centrally placed within a drier area of the marsh land.	1m ²
OFF-SITE		
JK08	Area of JK ~675m to the south of the site growing within shingle and through Loch wall.	523m ²
JK09	JK area adjacent to the Loch on the opposite bank to the north of the Site.	30m ²
JK10	JK area adjacent to the Loch on the opposite bank to the north of the Site.	382m ²

4. Remediation Options Appraisal

Based on AJK's survey and the Client's ambitions for the Site, herbicide management of the JK is deemed the only viable strategy, as the cost of excavation would be prohibitive. Localised excavation of JK may be required in the future to facilitate paths/hides, however it is advised during any future master planning for the Site, that walkways/hides are placed in areas free of JK. Where this cannot be avoided, timber walkways/hides should be raised from the ground on a driven piled foundation to reduce excavation of JK impacted soils. Any works undertaken to facilitate development should also be supervised by the contractor procured to manage the JK at the Site.

The cost of the herbicide management will depend on the extent of works undertaken and Sections 4.6.1 to 4.6.3 provide the available options that require pricing by the contractors.

4.1 Option 1 – Management of all JK at the Site

Prior to undertaking herbicide management at the Site, previous season's growth will require brush cutting to allow access to new season's growth. These works should be undertaken during the winter months to reduce the risk of cutting and spreading viable stems at the Site and avoid disturbing nesting birds. For the purposes of their costs, contractors should assume that cut material can either be composted or burnt at the Site to avoid the cost of off-site disposal.

New season's growth will then be treated with herbicide under license from SEPA and in line with the Property Care Association's code of practice. The programme of works will be determined by the contractor, however once two full growing season's without re-growth is achieved a ten year insurance backed guarantee will be required.

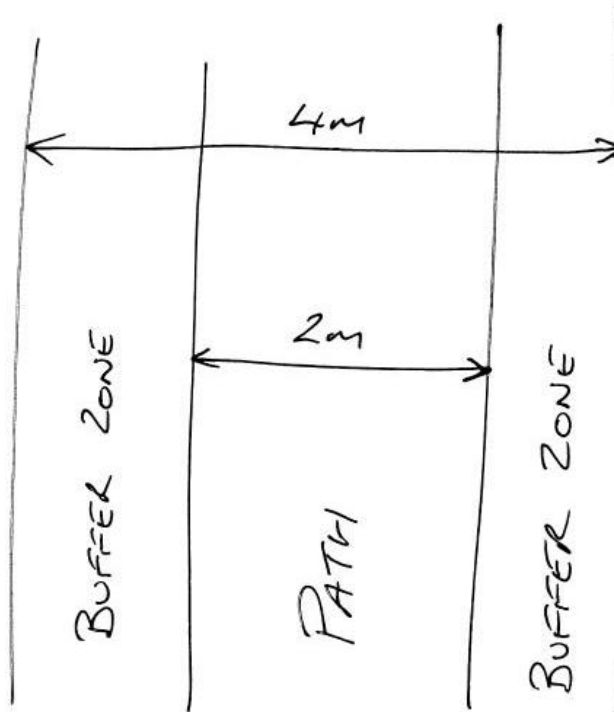
4.2 Option 2 – Preventing further spread of JK at the Site

If the cost of full management of the JK is prohibitive then consideration of preventing further spread of JK may be considered in lieu. Currently the spread of JK at the Site appears to be prevented by the marsh area, however there are areas of the Site that JK could spread into as well as spreading onto third party land, specifically the B&B to the north of the Site. There is also a risk that JK could grow further along the verge of the A83 and penetrate areas of weakness in the tarmac and kerb line.

Therefore Option 2 requires the further spread of JK to be prevented by the use of herbicide, along the boundaries of the JK to contain it in areas where it is already dominant. Brush cutting in the winter along the boundary of the JK will be required to allow access to spray new growth. As JK will still be present at the Site with the potential to re-invade the managed boundary, works/monitoring will be required annually at the Site. Although a ten year insurance backed guarantee would not be applicable to all the works, this should be provided to the owner of the B&B if requested.

In addition to preventing the spread of JK the contractor will also be required to consider management of pathways within the JK to allow construction of raised wooden platforms supported on driven piles. This would require the brush cutting of 4m wide channels, which allows for a 1m buffer zone either side of a 2m wide path, see Figure 1 below. This 4m wide strip would then be managed with herbicide until a period of two years have elapsed without re-growth within the 2m wide area designated for the path. Contractors should assume 1,000m of pathway will be required at the Site.

Figure 1 – Illustration of area to be managed with herbicide



4.3 Option 3 – Managing Third Party Land Liability

If neither of the first two strategies are viable at the Site from a budget perspective, then the minimum required works at the Site will be for the management of JK in close proximity to third party land. This will require the brush cutting and annual herbicide management/monitoring of JK within 7m of third party land. If requested a ten year insurance backed guarantee will be provided to the owner of the B&B.

5. Tender Returns

All contractors will be required to provide costs in the format detailed in this report. Once selected the preferred contractor will be requested to attend a meeting with the Client to review the costs in greater detail and ensure any risk to the costs are clearly understood prior to works commencing. Costs are required to be returned as a single pdf documents by email to richard.newis@ashfieldjk.com by 12pm Monday 14th May.

5.1 Option 1 – Management of all JK at the Site

Costs for Option 1 will be required to be presented as detailed in Table 2 below. Further to this the Client would like to understand the anticipated duration of herbicide management works prior to achieving two full growing season's without re-growth; likely frequency of visits per annum during the herbicide phase; the proposed herbicide to be used at the Site; and application methodology to be utilised.

Table 2 – Option 1 Costs

Description	Cost (Exc VAT)
Option 1	
Formal Japanese Knotweed Management Plan.	
First year brush cutting all JK at the Site.	
Mulching and/or burning of cut JK at the Site in the first year (including seeking permission from SEPA/Local Authority).	
Obtain license from SEPA for herbicide management for duration of the project.	
Herbicide management of all JK at the Site until a period of two full growing seasons has elapsed without re-growth.	
Annual site clearance of die back from second year onwards. Cost to include for burning/mulching at the Site.	
Annual monitoring reporting.	
Provision of ten year insurance backed guarantee for the works.	
Total	

5.2 Option 2 – Preventing further spread of JK at the Site

Costs for Option 2 will be required to be presented as detailed in Table 3 below. Further to this the Client would like to understand the likely frequency of visits per annum during the works; the proposed herbicide to be used at the Site; and the proposed application technique.

Table 3 – Option 2 Costs

Description	Cost (Exc VAT)
Option 2	
Formal Japanese Knotweed Management Plan.	
First year brush cutting sufficient along the boundaries of all JK at the Site to allow herbicide management.	
First year brush cutting 4m wide channel for 1,000m for proposed elevated footpaths.	
Mulching and/or burning of cut JK at the Site in the first year (including seeking permission from SEPA/Local Authority).	
Obtain license from SEPA for herbicide management for duration of the project.	
Herbicide management of the boundaries of all JK at the Site ensuring no further increase in area for a period of ten years.	
Herbicide management of 4m wide channel from 1,000m until a period of two years has elapsed without regrowth	
Annual site clearance of die back within managed areas from second year onwards. Cost to include for burning/mulching at the Site.	
Annual monitoring reporting.	
Total	

5.3 Option 3 – Managing Third Party Land Liability

Costs for Option 3 will be required to be presented as detailed in Table 4 below. Further to this the Client would like to understand the likely frequency of visits per annum during the works; the proposed herbicide to be used at the Site; and the proposed application methodology.

Table 4 – Option 3 Costs

Description	Cost (Exc VAT)
Option 3	
Formal Japanese Knotweed Management Plan.	
Clearance of JK dieback within 10m of third party land for the duration of the contract.	
Mulching and/or burning of cut JK at the Site for the duration of the project (including seeking permission from SEPA/Local Authority).	
Obtain license from SEPA for herbicide management for duration of the project.	
Herbicide management of all JK within 10m of third party land for a period of ten years.	
Annual monitoring reporting.	
Provision of ten year insurance backed guarantee to third party land owners that JK will not cross the boundary onto their property.	
Total	

Ashfield Japanese Knotweed: Unlocking value through independence

Appendix D

Tender Returns

Japanese Knotweed Specialists



Japanese Knotweed Management Plan

INFORMATION PACK

by Japanese Knotweed Specialists



Identification



Treatment



Guarantee



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1. About Japanese Knotweed

The destructive weed

Since its introduction to UK soil, this unrelenting weed has caused both underground and above ground chaos; with internal and external damages to buildings, hard surfaces, boundary walls, drains and therefore ongoing issues for house sales and mortgage applications.



What is Japanese Knotweed?

Also known as Fallopia Japonica, Japanese Knotweed (JKW) was introduced into the UK in the 19th century by the Victorians as an ornamental plant - and was actually awarded a gold medal at a prestigious flower show. Although it does not produce seeds, it can sprout from very small sections of rhizomes (roots).

Does Japanese Knotweed need treatment?

Although it's not illegal to have JKW in your land you should aim to control this plant and other invasive non-native plants such as Himalayan balsam and giant hogweed, to prevent them from spreading. If they do spread then legislation can be used against you to enforce its control. See legal issues.

Structural and Hard Surface Damage

JKW forces its way through the smallest of gaps and weak points in hard surfaces and structures presenting longer term problems

Underground Damage

The Knotweed will grow through cracks and joints, so underground drains, sewers, building foundations and even surface water drains are targets

Boundary Wall Damage

Japanese Knotweed has the ability to cause fences and walls to lean and collapse, as well as to spread and grow onto neighbouring sites

Concrete Damage

Japanese Knotweed can easily break through weak spots in concrete; growing through it and ultimately breaking it apart

Building Damage

If left to its own devices, a thriving Japanese Knotweed will take on foundations and even the building on which it supports

Cavity Wall Damage

Japanese Knotweed has been known to prise apart cavity walls; such is its unrelenting nature and impact on the surrounding environment

Hard Surface Damage

Hard surface damage is Japanese Knotweeds' most common crime. Patios, concrete, driveways and asphalt will not be safe if laid over Knotweed infested ground. Penetrating hard surfaces through weaknesses in formation, the plant wields a damaging strength and resilience.

2. Why Treat Japanese Knotweed

Why you should treat Japanese Knotweed

Alongside its destructive nature, Japanese Knotweed also has the power to cause serious environmental issues, mortgage lending implications and costly legal headaches.

Being a highly invasive non-native plant species, Japanese Knotweed falls under the legislation of the Wildlife and Countryside Act 1981.

A difficult infestation to tackle, Japanese Knotweed is an unruly plant that can cause untold damage.

It is highly-recommended that advice and treatment for Japanese Knotweed should only be delivered by PCA qualified industry professionals, in accordance with the current legislations and PCA code of practice.

Environmental issues

- ✓ Its dense leaf canopy obstructs natural light from surrounding flora and fauna
- ✓ The debris from its heavy winter shedding can block streams and rivers, which can cause flooding
- ✓ It can become a fire risk in hot, dry weather
- ✓ Its relentless nature means it can easily grow through cracks and thrive where other plants cannot
- ✓ It has the ability to survive for short times in water
- ✓ Knotweed spreads easily when disturbed by natural and human activity
- ✓ Knotweed can spread to other sites easily through careless removal, transportation and fly tipping
- ✓ A hardy and ambitious plant, the rhizome (root system) can spread to 3 meters in depth and 7 meters in length
- ✓ Reproducing through vegetative regeneration, a new Knotweed plant can grow from just a 0.7g fragment of rhizome
- ✓ Outside of Japan and Eastern China, the Japanese Knotweed plant is only female and does not need to rely on male germination

Legal issues

Listed in Schedule 9 Part II of the Wildlife and Countryside Act 1981 as a plant that causes ecological, environmental or socio-economic harm, Japanese Knotweed's reputation is a rather infamous one.

Under section 14(2) of the same Act, it is an offence to 'plant or otherwise cause to grow in the wild' any plant listed in Schedule 9 Part II. This means the planting of or the allowing to grow of an existing Japanese Knotweed plant without treatment is prohibited by law.

The consequences of ignoring your Japanese Knotweed can be severe, with Magistrates Courts able to impose a maximum

prison sentence of 6 months and / or a maximum fine of £5,000 and a Crown Court capable of imposing unlimited fines or a maximum 2-year prison term. Japanese Knotweed doesn't just damage property!

Furthermore, under the Environmental Protection Act 1990, Japanese Knotweed is classed as 'controlled waste' (according to the Environmental Protection Act (Duty of Care) Regulations 1991), so must be disposed of safely, at a licensed landfill site.

There are also matters relating to neighbour responsibility and your own, so read on to find out how Japanese Knotweed can become a very real private nuisance.

2. Why Treat Japanese Knotweed continued...

Legal issues: Private Nuisance

Encroachment

The environmental impact of Japanese Knotweed is such that it can quickly grow into a private nuisance issue. Left to its own devices, Knotweed will continue to grow and potentially encroach on adjacent properties. In addition to causing detrimental property damage, negatively impacting property value and mortgage lending decisions is also a common feat for this inconspicuous, non-indigenous plant.

In summary a Private Nuisance is an act or omission that interferes, disturbs or becomes an annoyance to a person who wishes to exercise or enjoy the ownership or occupation of land. In short it is nothing to smile about.

Japanese Knotweed can easily encroach on land and cause these unwanted fractions to emerge:

Encroachment of JKW from your property onto a neighbour's property

As the landowner, you should make every effort to control and effectively manage the Japanese Knotweed infestation within the boundaries of your property. Every effort should be made to prevent the plant from encroaching onto adjacent property. If you believe that the Japanese Knotweed has spread across to adjoining land, then necessary steps to treat the Knotweed on the adjacent land should be taken.

Encroachment of JKW from a neighbour's property onto your property

Between private landowners (or for those with a propriety interest in the land) a legal matter of encroachment can quickly arise, when the Knotweed moves from one parcel of land to the other. Also seen in the scope of Private Nuisance, this form of encroachment must be effectively managed and dealt with.

If written notice to control the encroaching Knotweed falls on deaf ears and the neighbour refuses to cooperate with the issue, then legal action can be taken. As the victim of this form of public nuisance you will be able to seek damages for the treatment and any diminution in value of the land.

A discretionary remedy such as an injunction will enforce the neighbour to carry out suitable methods of treatment, so the Knotweed can be effectively dealt with.

It is recommended that the problem of Japanese Knotweed is officially made known to neighbours as soon as it becomes apparent, to allow them adequate time to deal with the Knotweed on their land as well as on your land and to minimise any unpleasantness or unwanted legal action.

A problem shared

Given the underground complexity of Knotweed rhizome (the root system), the infestation will usually need to be dealt with from both sides of the fence, in the form of a concurrent and simultaneous treatment programme.

If you don't treat it you could get an ASBO! As JKW is now covered in the The Anti-social Behaviour, Crime and Policing Act 2014.

2. Why Treat Japanese Knotweed continued...

Lending issues

With the destructive capabilities and invasive powers of Japanese Knotweed known throughout the property sector, Japanese Knotweed can cause damage to the funding process too.

It is not surprising to hear that most UK residential mortgage lenders are reluctant to approve finances on a Japanese Knotweed-infested property unless there is a professional treatment plan in place and a robust guarantee.

The mortgage lender will request a Knotweed risk survey and proof that effective remediation works are (or will be) underway to treat the Knotweed and stop it from spreading.

Lenders will need to see that either:

- ✓ A pre-funded long term treatment programme is in place – to show the owner's commitment to eradicating the issue
- Or
- ✓ A pre-paid dig out & removal treatment has been scheduled to excavate the Knotweed-infested soil and remove it to a licensed landfill site

A dedicated professional Knotweed specialist like ourselves will be able to provide a 5-year to 10-year herbicide treatment programme with guarantee, or an instant removal service, as well as all the necessary site reports and surveys required to keep your lender happy and in the know.

To allow lenders to understand the level of risk involved with a particular Japanese Knotweed infestation, RICS (the Royal Institute of Chartered Surveyors) have offered their professional guidance, through this risk table below.

With the proximity of the Knotweed from the property/intended development determining the risk factor, the lender will be able to accurately assess and determine the risk of the Knotweed, and make their case-by-case lending decision accordingly.

RICS Japanese Knotweed risk table

Category	Description
4	Japanese knotweed is within 7 metres of a habitable space, conservatory and/or garage, either within the boundaries of this property or in a neighbouring property or space; And/or Japanese Knotweed is causing serious damage to outbuildings, associated structures, drains, paths, boundary walls and fences and so on. Further investigations by an appropriately qualified and/or experienced person are required.
3	Although Japanese Knotweed is present within the boundaries of the property, it is more than 7 metres from a habitable space, conservatory and/or garage. If there is damage to outbuildings, associated structures, paths, boundary walls and fences, it is minor. Further investigations by an appropriately qualified and/or experienced person are required.
2	Japanese Knotweed was not seen within the boundaries of this property, but it was seen on a neighbouring property or land. Here, it was within 7 metres of the boundary, but more than 7 metres away from habitable spaces, conservatory and/or garage of the subject property.
1	Japanese Knotweed was not seen on this property, but it can be seen on a neighbouring property or land where it was more than 7 metres away from the boundary.
Taken From	(RICS IP 27/2012; Page 11; Table 1: Japanese Knotweed risk categories)

3. Our Specialist Treatment Plans

The good news

Luckily there is a way to tackle this relentless weed!

Here at The Japanese Knotweed Specialists, our PCA qualified surveyors will survey your property and advise you on the most effective solution tailored for your needs and site.

With cost-effective, efficient and practical solutions available, our PCA professionally-accredited treatment programmes will let you move home stress free and go back to enjoying the home you love, as well as soothe any legal headaches and financial woes.

What's more, our range of guarantees and IBG's cover your home long term against any regrowth ensuring the destructive heyday of your Japanese Knotweed is gone for good! This also protects you for future mortgages or house moves.



Which treatment is right for you?

Option 1: Herbicide Treatment

- ✓ **Cost effective**
- ✓ **Long term – 3-5 year treatment plans**
- ✓ **Guaranteed**
- ✓ **Low disruption**

What does this involve?

- ✓ Professional management of your Knotweed problem, through a series of scheduled chemical treatments
- ✓ Dependent on the size of the plant cane, the applications are usually made via the knapsack spray or stem injection technique
- ✓ 2-3 application's per year will be made on the infected site from May-November (the plant's growing season)
- ✓ Dedicated monitoring visits ensure we can issue a completion certificate once we have successfully recorded 2 consecutive growing season's with no evidence of JKW growth
- ✓ A final report and any necessary recommendations (within 3 months of the final visit)
- ✓ A professional guarantee will protect you from any re-growth of Knotweed within the boundaries of your property, through free remedial treatments (subject to our terms and conditions)

Points to remember:

- ✓ A full treatment plan to eradicate the Knotweed takes an average of 4-5 years to complete
- ✓ Even though the visible signs of Japanese Knotweed may disappear, the site will remain contaminated and may be subject to re-growth - as the treatment does not remove the resilient rhizome (root system)
- ✓ As the risk area will be allowed to grow during the treatment programme, use and disruption of the contaminated site will be heavily restricted
- ✓ If the contaminated site is to be disrupted (say through re-development, small building works and re-landscaping) this will actively encourage new growth of the Knotweed. In this instance, Option 2 (dig out & removal) offers your best treatment solution

3. Our Specialist Treatment Plans continued...



Which treatment is right for you?

Option 2: Dig Out & Removal

- ✓ For those who want instant removal
- ✓ Short term – usually days not years
- ✓ Great if you want to extend or landscape

What does this involve?

- ✓ In line with the Environmental Protection Act 1990, the infested soil will be excavated and removed safely to a licensed landfill site; Japanese Knotweed is classed as a controlled waste
- ✓ The excavation of a Japanese Knotweed contaminated site will either be undertaken by a mechanical excavator or by hand (if access to the site is limited)
- ✓ A specialist and cost-effective technique to ensure the removal of the Knotweed is achieved, with only a minimal volume of disposal waste created
- ✓ Providing a tailor-made treatment programme to suit each site, Option 2 will provide one of the following Instant eradication methods:
 - ✓ Dig & Dump: excavation + off-site disposal
 - ✓ Dig & Cap: reduced level excavation + cap
 - ✓ Dig & Sift: excavation + sifting
 - ✓ Cell Burial: excavation + on-site burial
 - ✓ Dig & Relocate: excavation + on-site relocation
- ✓ Following the excavation, dedicated monitoring visits are carried out to ensure we can issue a completion certificate once we have successfully recorded 2 consecutive growing seasons with no evidence of JKW growth
- ✓ A professional guarantee will be issued to protect your property long-term (subject to our terms and conditions)

Factors to note:

- ✓ In the cases where not all Japanese Knotweed can be removed or when remaining rhizome (root system) creates re-growth, we will effectively manage this with our Guarantees and by fitting specialist root barriers* (free of charge)
- ✓ Root barriers effectively block the plant from re-entering property. These barriers are usually installed on contaminated sites where the entirety of the Knotweed plant cannot be removed (such as in the case of a neighbouring property). The methods of installation can be horizontal (to protect paved surfaces and building), vertical (to protect drains, prevent entry of the Knotweed from neighbouring property and to prevent the lateral growth of any remaining rhizome), or a combination of the two

4. FAQs: The Treatment Programme

So when will the site visits take place?

Herbicide applications take place during the plant's growing season. This will be from May through to November. We usually make 2 – 3 visits per year + a winter mulching visit (if required). The number of visits depend on the Knotweed's growth pattern (which we will monitor carefully). We will always provide you with at least 1 weeks notice before a site visit.

What herbicides will be used?

Our certified NPTC qualified operatives are authorised to use the glyphosate herbicide known as Roundup Pro-Biactive (or equivalent) (the active chemical ingredient is potassium salt of glyphosate) and a granular fertilizer (if required) (comprising ammonium sulphate).

Our herbicides are approved for use on or near water. In the event herbicide treatment is required within 12 metres of water then we will need to obtain a license from the Environment Agency (please see 8.5 Ordering & Payment Notices).

What are the different herbicide treatment techniques?

The herbicide treatment technique used will be dependent on the site location and its ease of access. Our most common technique is knapsack spraying, through precise directional nozzles. If there is a risk to non-target vegetation around the Knotweed, then we will use weed wiping or stem injection instead. We may also use a stem injection gun in the event the plant is close to water, or is difficult to access.

What can I expect from the herbicide treatment?

Equally efficient, our knapsack spraying, stem injection gun and weed wiping techniques all successfully transport the herbicide chemical into the rhizome system of the plant. In short, they will all get to the root of the problem! It really is worth remembering that no technique is more effective than the other, and that successful eradication of re-growth takes on average 3 years to achieve.

Ultimately a specialist and methodical treatment programme will eradicate the plant (rendering it unable to produce new growth). Although the results are eradication, herbicide treatment can never fully guarantee that the underground rhizome (root) system won't be viable in the future for re-growth.

4. FAQs: The Treatment Programme continued...

What will the Japanese Knotweed look like straight after treatment?

Initially you will not see any difference straight after the treatment once the chemical has dried. The chemicals we use take time to take effect on the weed. Depending on the time of year this will take 2-4 weeks and you will see the edges of the leaves go yellow and brown. Towards the end of the season after several treatments the whole plant will turn yellow and brown.

What are the safety precautions I need to take?

Even though the herbicide chemical is safe when wet (stated in the manufacturer's own guidelines) we fully recommend that children and pets are kept away from the treated site for 1-2 hours, until the herbicide has fully dried. Another point to note is that the ground containing dead Knotweed will always remain contaminated, so any soil removed off-site in the future will need to be classified as controlled waste and disposed of correctly (as required by the Environment Agency).

How do I manage the site in-between treatments?

Do:

- ✓ Relax, and leave the Japanese Knotweed well alone!
- ✓ Allow us entry onto the site when the scheduled herbicide treatment is due

Don't:

- ✗ Treat the Japanese Knotweed with your own form of herbicide
- ✗ Cut down or trim any green or treated Knotweed growth during the treatment programme or guarantee period
- ✗ Disturb any ground within 2-3 metres of the Japanese Knotweed (as rhizome there may be triggered to grow)
- ✗ Dispose of or relocate any of the Knotweed material or soil within 5 metres of the treated site
- ✗ Refuse us entry for a scheduled herbicide treatment (please note we will always give you 2-3 days' notice)
- ✗ Remove our fencing or warning signs

4. FAQs: The Treatment Programme continued...

And IF I want to disturb the ground?

Please don't! It is very important that the ground should be left undisturbed during the herbicide treatment programme.

During the guarantee period, the ground should only be disturbed under specialist guidance from us. This site disturbance will be restricted by us and usually incur extra Knotweed management and expense for any additional treatment.

If you are planning future construction, re-surfacing (e.g. terrace paving or a driveway) or some form of ground work on/near the site, then our dig out & removal treatment programme** is better placed to meet your needs. Please make your intentions for the site known to us at the initial treatment consultation stage.

***The dig out & removal treatment involves excavating and removing infested soil off-site, to a licensed landfill. Guarantees will include the application of root barriers to stunt any suspected rhizome (root system) growth*

Why can I spot re-growth?

Once the first year's herbicide treatment is complete, Knotweed may grow new shoots around the previous growth canes in the rhizome (root) area. This is actually a welcome sight, as it shows that the plant is under attack from the herbicide treatment. The responsive re-growth also helps to highlight the extent of the rhizome (root) system. Seen as another step in eradicating the plant, this re-growth will be effectively treated under the programme.

You may also notice stunted re-growth (in the form of ground level rosettes known as sub-lethal bonsai growth). This form of re-growth can take place in successive seasons and will be given our on-going attention and treatment to avoid the plant from re-establishing itself.

Can I landscape or build over the knotweed?

Due to the fact that the contaminated soil will always be classed as controlled waste, as well as the risk of Knotweed dormancy, we highly recommend that you do not build or landscape over the JKW treatment area at any stage of the treatment plan or during the guarantee period. Disturbing the treatment area may result in your guarantee becoming invalid, therefore if building or landscaping works are planned, then you should consider the excavation treatment plan. Discuss your plans with us, as we offer a range of services that may meet with your requirements.

5. Our Credentials



Our Guarantees

Guarantees

Our guarantees are approved by the PCA and are industry leading, that's why the mortgage lenders love them!

Here at The Japanese Knotweed Specialists, we do what we say we are going to do. We only offer professional and industry leading guarantees that are approved by the Property Care Association (PCA), meaning they have already done the hard work in vetting us, so you don't have to!

Our Guarantees

- ✓ Our guarantees will cover your property for any re-treatment needed
- ✓ They are independently written by a professional third party, the PCA (Property Care Association)
- ✓ Are industry leading and approved by most mortgage lenders
- ✓ We offer both 5 and 10 year guarantees, this in addition to the treatment period
- ✓ We can give you complete cover by insuring the guarantee, this is known as an IBG (Insurance Backed Guarantee)
- ✓ Transfer the guarantee onto the new homeowner of the property in the event you sell (subject to certain conditions)
- ✓ Our guarantees can be issued in advance of the treatment plan being started if you are buying or selling if payment in full is made in advance.

Our Qualifications

- ✓ Fully approved PCA contractor
- ✓ Our technicians and surveyors are all PCA qualified and trained
- ✓ Our managers are IOSH & SSSTS qualified
- ✓ Our technicians are all trained and qualified to apply herbicides and spray on/near water as they are NPCS PA1 PA6 and PA6 AW licensed.
- ✓ Our team were awarded PCA contractor of the year



Our Accreditations



6. Our Clients



7. Contact Us



For more information or to arrange an appointment, please contact us today.

The Japanese Knotweed Specialists HQ

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Fetcham

Surrey

KT22 9LJ

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E: info@jkws.co.uk

W: www.japaneseknotweedspecialists.co.uk

Our other services

- ✓ **Tree & Vegetation Management**
- ✓ **Gritting & Snow Clearance**
- ✓ **Fencing**
- ✓ **Landscaping**
- ✓ **Pest Control**
- ✓ **Ecological Contracting**
- ✓ **Aquatic Weed Control**
- ✓ **Habitat Management**
- ✓ **Bulk Waste Removal**

Part of
The Grounds Care Group
Making Your Grounds Work


5. Tender Returns

All contractors will be required to provide costs in the format detailed in this report. Once selected the preferred contractor will be requested to attend a meeting with the Client to review the costs in greater detail and ensure any risk to the costs are clearly understood prior to works commencing. Costs are required to be returned as a single pdf documents by email to richard.newis@ashfieldjk.com by 12pm Monday 14th May.

5.1 Option 1 – Management of all JK at the Site

Costs for Option 1 will be required to be presented as detailed in Table 2 below. Further to this the Client would like to understand the anticipated duration of herbicide management works prior to achieving two full growing season's without re-growth; likely frequency of visits per annum during the herbicide phase; the proposed herbicide to be used at the Site; and application methodology to be utilised.

Table 2 – Option 1 Costs

Description	Cost (Exc VAT)
Option 1	
Formal Japanese Knotweed Management Plan.	£350
First year brush cutting all JK at the Site.	£13,750
Mulching and/or burning of cut JK at the Site in the first year (including seeking permission from SEPA/Local Authority).	—
Obtain license from SEPA for herbicide management for duration of the project.	£550
Herbicide management of all JK at the Site until a period of two full growing seasons has elapsed without re-growth.	£110,000
Annual site clearance of die back from second year onwards. Cost to include for burning/mulching at the Site.	£10,000
Annual monitoring reporting.	£500
Provision of ten year insurance backed guarantee for the works.	TBC *
Total	£135,250 + VAT

* SUBJECT TO SITE VISIT + ACCEPTANCE BY
OUR INSURANCE COMPANY → DUE TO TIDAL
FLOODING!

→ REQUIRES A LONG TERM DEDICATION.
AT LEAST A 7-10 YEAR TREATMENT.

5.2 Option 2 – Preventing further spread of JK at the Site

Costs for Option 2 will be required to be presented as detailed in Table 3 below. Further to this the Client would like to understand the likely frequency of visits per annum during the works; the proposed herbicide to be used at the Site; and the proposed application technique.

Table 3 – Option 2 Costs

Description	Cost (Exc VAT)
Option 2	
Formal Japanese Knotweed Management Plan.	£350
First year brush cutting sufficient along the boundaries of all JK at the Site to allow herbicide management.	£3500
First year brush cutting 4m wide channel for 1,000m for proposed elevated footpaths.	£2950
Mulching and/or burning of cut JK at the Site in the first year (including seeking permission from SEPA/Local Authority).	—
Obtain license from SEPA for herbicide management for duration of the project.	£650
Herbicide management of the boundaries of all JK at the Site ensuring no further increase in area for a period of ten years.	£55,000
Herbicide management of 4m wide channel from 1,000m until a period of two years has elapsed without regrowth	£16,500
Annual site clearance of die back within managed areas from second year onwards. Cost to include for burning/mulching at the Site.	£13,200
Annual monitoring reporting.	£500
Total	£92,650 + VAT.

→ 4m wide channel only x 1000m.

5.3 Option 3 – Managing Third Party Land Liability

Costs for Option 3 will be required to be presented as detailed in Table 4 below. Further to this the Client would like to understand the likely frequency of visits per annum during the works; the proposed herbicide to be used at the Site; and the proposed application methodology.

Table 4 – Option 3 Costs

Description	Cost (Exc VAT)
Option 3	
Formal Japanese Knotweed Management Plan.	£350
Clearance of JK dieback within 10m of third party land for the duration of the contract.	£3000
Mulching and/or burning of cut JK at the Site for the duration of the project (including seeking permission from SEPA/Local Authority).	—
Obtain license from SEPA for herbicide management for duration of the project.	£650
Herbicide management of all JK within 10m of third party land for a period of ten years.	£7000
Annual monitoring reporting.	£500
Provision of ten year insurance backed guarantee to third party land owners that JK will not cross the boundary onto their property.	£1250
Total	£12750.00 + VAT

Ashfield Japanese Knotweed: Unlocking value through independence

JKS (Trading Name of Vesab)

Tender for the Management of Japanese Knotweed

Corran Grazings, Lochgilphead

10/05/2018

Option1: Management of all JK at the Site:

Herbicide Treatment & Monitoring Duration 5 Years

Year 1 4 Visits

Year 2 4 Visits

Year 3 3 Visits

Year 4 2 Visits

Year 5 1 Visit

Proposed herbicide: Roundup Pro Vantage

Methodology: Knapsack spraying in suitable weather conditions. I wouldn't recommend stem injection due to the vast area to be treated.

Option 2: Preventing further spread of JK at the Site:

Herbicide Treatment & Monitoring Duration 5 Years

Year 1 4 Visits

Year 2 3 Visits

Year 3 2 Visits

Year 4 1 Visits

Year 5 1 Visit

Proposed herbicide: Roundup Pro Vantage

Methodology: Knapsack spraying in suitable weather conditions. I wouldn't recommend stem injection due to the vast area to be treated.

Option 3 – Managing Third Party Land Liability

Herbicide Treatment & Monitoring Duration 4 Years

Year 1 3 Visits

Year 2 2 Visits

Year 3 1 Visits

Year 4 1 Visit

Methodology: Stem injection, knapsack, spot treatment or weed wipe we would carry out any of the above on the preference of the Client.

5. Tender Returns

All contractors will be required to provide costs in the format detailed in this report. Once selected the preferred contractor will be requested to attend a meeting with the Client to review the costs in greater detail and ensure any risk to the costs are clearly understood prior to works commencing. Costs are required to be returned as a single pdf documents by email to richard.newis@ashfieldjk.com by 12pm Monday 14th May.

5.1 Option 1 – Management of all JK at the Site

Costs for Option 1 will be required to be presented as detailed in Table 2 below. Further to this the Client would like to understand the anticipated duration of herbicide management works prior to achieving two full growing season's without re-growth; likely frequency of visits per annum during the herbicide phase; the proposed herbicide to be used at the Site; and application methodology to be utilised.

Table 2 – Option 1 Costs

Description	Cost (Exc VAT)
Option 1	
Formal Japanese Knotweed Management Plan.	200
First year brush cutting all JK at the Site.	1250
Mulching and/or burning of cut JK at the Site in the first year (including seeking permission from SEPA/Local Authority).	950
Obtain license from SEPA for herbicide management for duration of the project.	0
Herbicide management of all JK at the Site until a period of two full growing seasons has elapsed without re-growth.	28,000
Annual site clearance of die back from second year onwards. Cost to include for burning/mulching at the Site.	500
Annual monitoring reporting.	200
Provision of ten year insurance backed guarantee for the works.	500
Total	31,600
	31,600

5.2 Option 2 – Preventing further spread of JK at the Site

Costs for Option 2 will be required to be presented as detailed in Table 3 below. Further to this the Client would like to understand the likely frequency of visits per annum during the works; the proposed herbicide to be used at the Site; and the proposed application technique.

Table 3 – Option 2 Costs

Description	Cost (Exc VAT)
Option 2	
Formal Japanese Knotweed Management Plan.	200
First year brush cutting sufficient along the boundaries of all JK at the Site to allow herbicide management.	400
First year brush cutting 4m wide channel for 1,000m for proposed elevated footpaths.	800
Mulching and/or burning of cut JK at the Site in the first year (including seeking permission from SEPA/Local Authority).	500
Obtain license from SEPA for herbicide management for duration of the project.	0
Herbicide management of the boundaries of all JK at the Site ensuring no further increase in area for a period of ten years.	6,500
Herbicide management of 4m wide channel from 1,000m until a period of two years has elapsed without regrowth	8,000
Annual site clearance of die back within managed areas from second year onwards. Cost to include for burning/mulching at the Site.	500
Annual monitoring reporting.	
Total	16,900

5.3 Option 3 – Managing Third Party Land Liability

Costs for Option 3 will be required to be presented as detailed in Table 4 below. Further to this the Client would like to understand the likely frequency of visits per annum during the works; the proposed herbicide to be used at the Site; and the proposed application methodology.

Table 4 – Option 3 Costs

Description	Cost (Exc VAT)
Option 3	
Formal Japanese Knotweed Management Plan.	200
Clearance of JK dieback within 10m of third party land for the duration of the contract.	300
Mulching and/or burning of cut JK at the Site for the duration of the project (including seeking permission from SEPA/Local Authority).	100
Obtain license from SEPA for herbicide management for duration of the project.	0
Herbicide management of all JK within 10m of third party land for a period of ten years.	2950
Annual monitoring reporting.	200
Provision of ten year insurance backed guarantee to third party land owners that JK will not cross the boundary onto their property.	300
Total	4050

KleerKut



KLEERKUT Ltd, Barncluith Business Centre, Townhead Street, Hamilton, ML3 7DP
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www.kleerkut.co.uk

Ashfield Japanese Knotweed Ltd
76 Bishops Road
Whitchurch
Cardiff
CF14 1LY

14th May 2018

FAO: Richard Newlis

Japanese Knotweed Management – Tender Return

Dear Sirs

S2392 Corran Grazing, Lochgilphead

Further to your request to tender in respect to the above property, we are pleased to provide our tender return in respect of the three options outlined within the tender document ref: 18009-02 dated 30th April 2018.

Option 1	
Description	Cost (Exc VAT £)
Provision of Japanese Knotweed Management Plan	2,400.00
First Year Brush cutting all JK at the Site	4,500.00
Mulching and/or Burning of cut JK at Site in Year 1	1,800.00
Obtain License for Spray from SEPA	Not Required
Herbicide Management of all JK within site until a period of 2 full growing seasons has elapsed without growth.	19,650.00
Annual site clearance of die back from second season onwards (include burn/mulch at site.	5,400.00
Annual Monitoring	6,720.00
Provision of 10 Year Insurance Backed Guarantee	3,200.00
Total	43,670.00

Option 2	
Description	Cost (Exc VAT £)
Provision of Japanese Knotweed Management Plan	2,400.00
First Year Brush cutting all JK along boundaries of all JK at the site to allow herbicide management	2,700.00
First Year Brush Cutting 4 m wide channel for 1,000 lnm for proposed elevated footpath	2,700.00
Mulching and/or Burning of cut JK at Site in Year 1	1,800.00
Obtain License for Spray from SEPA	Not Required
Herbicide Management of the boundaries of all JK at the site ensuring no further increase in area for a period of ten years	10,080.00
Herbicide Management of 4 m wide channel from 1,000 until a 2 year period has elapsed without re-growth.	9,400.00
Annual site clearance within managed area of die back from second season onwards (include burn/mulch at site)	3,000.00
Annual Monitoring	inc
Total	32,080.00

In respect to the management strategy, for the boundary treatment for JK, we intend undertaking 2 visits per year for years 1 – 5, with annual inspection in years 6- 10. For the management of the area to be treated until no new growth is anticipated we propose undertaking additional annual visits to supplement to the management allowed for within all JK boundary treatment costs until 2 years no growth is achieved.

We would intend using Monsanto Glyphosate Pro-Vantage via non-aerial back pack nozzle sprayers.



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www.kleerkut.co.uk

Option 3	
Description	Cost (Exc VAT £)
Provision of Japanese Knotweed Management Plan	2,400.00
Clearance of die back within 10 metres of third party land for duration of contract	2,500.00
Mulching and/or Burning of cut JK at Site in Year 1	1,800.00
Obtain License for Spray from SEPA	Not Required
Herbicide Management of all JK within 10 metres of third party land for a period of 10 years	11,420.00
Annual Monitoring	Inc
Provision of 10 Year Insurance Backed Guarantee	1,000.00
Total	19,120.00

We trust that the above meets with your satisfaction, however should you require any further information please do not hesitate to contact the above office.

Yours faithfully

Julie McLean
For KleerKut Ltd

Wise Knotweed Solutions

Ashfield Japanese Knotweed Ltd
76 Bishops Road
Whitchurch
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CF14 1LY

nfo@ashfieldjk.com

richard.newis@ashfieldjk.com

Monday, 21 May 2018

Your Ref:- Argyll & the Isles Coast & Countryside Trust
Tender for the Management of Japanese Knotweed Report Number:
18009-02

Our Ref:- EN315586 Japanese Knotweed Corran Grazings,
Lochgilphead Ashfield.

Dear Richard

Further to the above and following your request for a quotation
for the Management of Japanese Knotweed noting the land is
contaminated per the survey detail below.

The Site is approximately 8.25Ha, triangular shaped piece of land to
the southwest of the town of Lochgilphead. The Site is bound by the
A83 to the west and Loch Gilp is to the east, south and north.
The site remains undeveloped and consists of raised areas along its
boundaries, marsh land centrally and pockets of wooded areas.
Tributaries from the road to the marsh land and from the marsh land
to the Loch were found frequently and during the visit it was noted
that the marsh land had approximately 400mm of standing water at
its deepest locations. Within the marsh areas, reed and grasses were
dominant with little evidence of JK. JK was noted to dominate the
eastern and northern boundaries, however were the marsh area
was drier it was also noted that JK was starting to encroach.
Other species noted at the Site include Rhododendron;
Himalayan Balsam saplings (suspected); Daffodil; Gorse;
Bramble; Wood Anemone; Brazen Hussy; and Salmonberry.



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Table 1 – JK Occurrence Summary

JK Ref.	Details	Approximate Area Impacted
ON-SITE		
JK01	Large area of mature JK growing predominantly between the shore line of the Loch and the marsh land. JK noted to be growing in the shingle below the high water mark and isolated areas impacting the marsh land. Evidence of paths being walked through the JK and the northern most point of this area had evidence of clearance and burning.	18,120m ²
JK02	New growth of JK emerging through stands of previous season's growth. Predominantly along the road verge/embankment but also within a wooded area. JK is within 7m of the boundary of a B&B / residential property.	1,180m ²
JK03	New growth of JK emerging through stands of previous season's growth. Predominantly within tree line raised above the marsh.	1,046m ²
JK04	New growth of JK emerging through stands of previous season's growth. Area is adjacent to the Loch and runs into the Site until it meets the start of the marsh land. Other notable species is gorse.	4,357m ²
JK05	New growth of JK emerging through stands of previous season's growth to the rear of the B&B.	1,260m ²
JK06	New growth of JK emerging through stands of previous season's growth. Area is adjacent to the Loch and relatively isolated in comparison to other areas at the Site.	3m ²
JK07	Single stand of JK centrally placed within a drier area of the marsh land.	1m ²
OFF-SITE		
JK08	Area of JK ~675m to the south of the site growing within shingle and through Loch wall.	523m ²
JK09	JK area adjacent to the Loch on the opposite bank to the north of the Site.	30m ²
JK10	JK area adjacent to the Loch on the opposite bank to the north of the Site.	382m ²

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Management Options Requested

Option 1 – Management of all JK at the Site

Prior to undertaking herbicide management at the Site, previous season's growth will require brush cutting to allow access to new season's growth. These works should be undertaken during the winter months to reduce the risk of cutting and spreading viable stems at the Site and avoid disturbing nesting birds. For the purposes of their costs, contractors should assume that cut material can either be composted or burnt at the Site to avoid the cost of off-site disposal. New season's growth will then be treated with herbicide under license from SEPA and in line with the Property Care Association's code of practice. The programme of works will be determined by the contractor, however once two full growing season's without re-growth is achieved a ten year insurance backed guarantee will be required.

4.2 Option 2 – Preventing further spread of JK at the Site

If the cost of full management of the JK is prohibitive then consideration of preventing further spread of JK may be considered in lieu. Currently the spread of JK at the Site appears to be prevented by the marsh area, however there are areas of the Site that JK could spread into as well as spreading onto third-party land, specifically the B&B to the north of the Site. There is also a risk that JK could grow further along the verge of the A83 and penetrate areas of weakness in the tarmac and kerb line. Therefore Option 2 requires the further spread of JK to be prevented by the use of herbicide, along the boundaries of the JK to contain it in areas where it is already dominant. Brush cutting in the winter along the boundary of the JK will be required to allow access to spray new growth. As JK will still be present at the Site with the potential to re-invade the managed boundary, works/monitoring will be required annually at the Site. Although a ten-year insurance backed guarantee would not be applicable to all the works, this should be provided to the owner of the B&B if requested.

Tender for the Management of Japanese Knotweed
April 2018

In addition to preventing the spread of JK the contractor will also be required to consider

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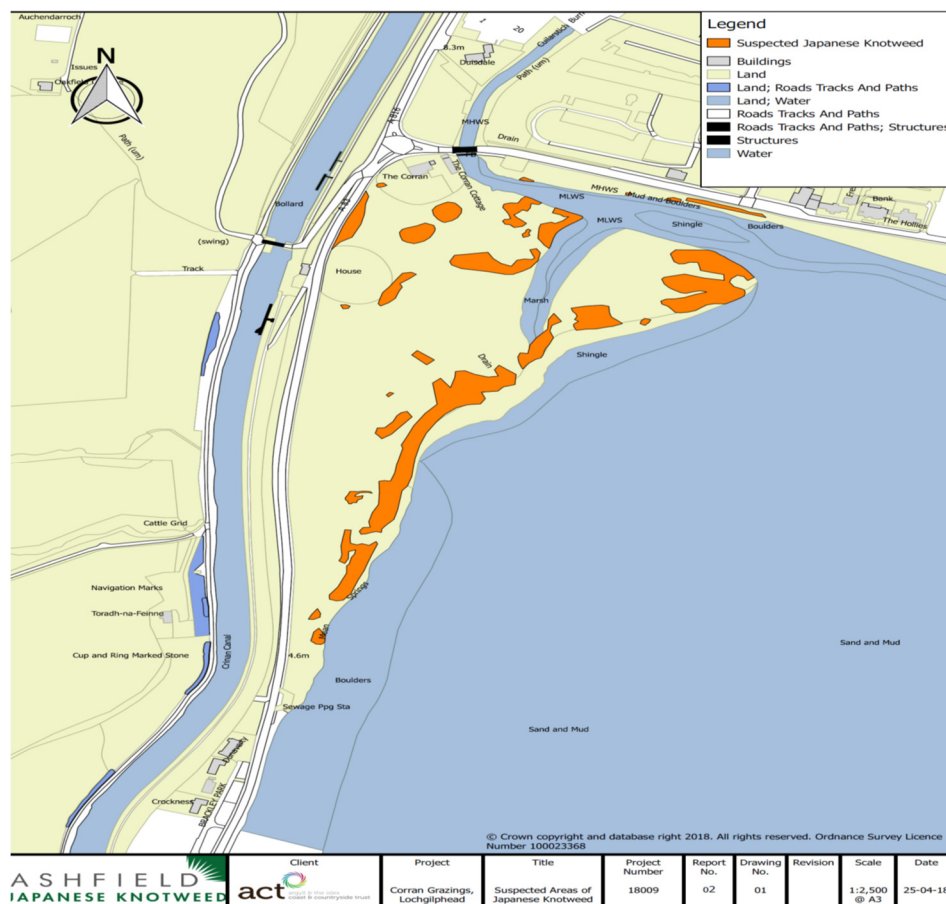
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management of pathways within the JK to allow construction of raised wooden platforms supported on driven piles. This would require the brush cutting of 4m wide channels, which allows for a 1m buffer zone either side of a 2m wide path, see Figure 1 below. This 4m wide strip would then be managed with herbicide until a period of two years have elapsed without regrowth within the 2m wide area designated for the path. Contractors should assume 1,000m of pathway will be required at the Site.

4.3 Option 3 – Managing Third Party Land Liability

If neither of the first two strategies are viable at the Site from a budget perspective, then the minimum required works at the Site will be for the management of JK in close proximity to third party land. This will require the brush cutting and annual herbicide management/monitoring of JK within 7m of third-party land. If requested a ten-year insurance backed guarantee will be provided to the owner of the B&B.

Contamination Location Plan



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Option 1 – Management of all JK at the Site		
Formal Japanese Knotweed Management Plan.		
Monitoring and Spraying		
2018 3 x Visits	£750 x 2 Operatives x 3 Days X 3 Visits	£13,500.00
2019 3 x Visits	£750 x 2 Operatives x 3 Days X 3 Visits	£13,500.00
2020 2 x Visits	£750 x 2 Operatives x 3 Days X 2 Visits	£9,000.00
2021 2 x Visits	£750 x 2 Operatives x 3 Days X 2 Visits	£9,000.00
2022 2 x Visit	£750 x 2 Operatives x 3 Days X 2 Visits	£9,000.00
First-year brush cutting all JK at the Site.	£750 x 2 Operatives x 5 Days	£7,520.00
Mulching and/or burning of cut JK at the Site in the first year (including seeking permission from SEPA/Local Authority).	£750 x 2 Operatives x 3 Days	£4,500.00
Obtain license from SEPA for herbicide management for duration of the project.	GBR 23, under the Water Environment (Controlled Activities) (Scotland) Regulations 2011, was amended in January 2018, meaning that you no longer need to register with SEPA to use herbicide to control an invasive species within 1m of water. SEPA's CAR practical guide provides more information: https://www.sepa.org.uk/media/34761/car-practical-guide-v8-final.pdf	£0.00
Annual site clearance of die back from second year onwards. Cost to include	£750 x 2 Operatives x 3 Days	£4,500.00 x3

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for burning/mulching at the Site.		
Annual monitoring reporting.	Reports will be given for each operation on each day	Inc
Provision of ten-year insurance backed guarantee for the works.	Subject to GPI Underwrite	£2,500.00
	Total	£79,520.00

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Option 2		
Formal Japanese Knotweed Management Plan.		
First-year brush cutting sufficient along the boundaries of all JK at the Site to allow herbicide management.	£750 x 2 Operatives x 2 Days	£3,000.00
Mulching and/or burning of cut JK at the Site in the first year (including seeking permission from SEPA/Local Authority).	£750 x 2 Operatives x 2 Days	£3,000.00
Obtain license from	GBR 23, under the Water Environment (Controlled	0.00

SEPA for herbicide management for duration of the project.	<p>Activities) (Scotland) Regulations 2011, was amended in January 2018, meaning that you no longer need to register with SEPA to use herbicide to control an invasive species within 1m of water.</p> <p>SEPA's CAR practical guide provides more information:</p> <p>https://www.sepa.org.uk/media/34761/car-practical-guide-v8-final.pdf</p>	
Herbicide management of the boundaries of all JK at the Site ensuring no further increase in area for a period of ten years.	<p>2018 £750 x 2 Operatives x 1 Days X 1 Visits</p> <p>2019 £750 x 2 Operatives x 1 Days X 1 Visits</p> <p>2020 £750 x 2 Operatives x 1Days X 1 Visits</p> <p>2021 £750 x 2 Operatives x 1 Days X 1Visits</p> <p>2022 £750 x 2 Operatives x 1 Days X 1 Visits</p> <p>2023 £750 x 2 Operatives x 1 Days X 1 Visits</p> <p>2024 £750 x 2 Operatives x 1 Days X 1 Visits</p> <p>2025 £750 x 2 Operatives x 1 Days X 1 Visits</p> <p>2026 £750 x 2 Operatives x 1Days X 1Visits</p> <p>2027 £750 x 2 Operatives x 1Days X 1 Visits</p>	£15,000.00
Herbicide management of 4m wide channel from 1,000m until a period of two years has elapsed without regrowth	<p>£750 x 2 Operatives x 1 Days X 3 Visits</p> <p>£750 x 2 Operatives x 1 Days X 3 Visits</p> <p>£750 x 2 Operatives x 1 Days X 2 Visits</p> <p>£750 x 2 Operatives x 1 Days X 2 Visits</p> <p>£750 x 2 Operatives x 1 Days X 2 Visits</p>	<p>£4,500.00</p> <p>£4,500.00</p> <p>£3,000.00</p> <p>£3,000.00</p> <p>£3,000.00</p>
Annual site clearance of die back within	£750 x 2 Operatives x 3 Days	£4,500.00 x 3

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managed areas from second year onwards. Cost to include for burning/mulching at the Site.		
	Total	£52,500.00

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<i>Option 3</i>			Aberdeen: 613 George Street Aberdeen AB25 3YH t 01224 452 161 aberdeen@wiseknotweed.com
Formal Japanese Knotweed Management Plan.			
Clearance of JK dieback within 10m of third-party land for the duration of the contract.	£750 x 2 Operatives x 2 Days	£3,000.00	Kinross: Unit 2b, The Hub Clashburn Close, Kinross KY13 8GF t 01577 330 528 kinross@wiseknotweed.com
Mulching and/or burning of cut JK at the Site for the duration of the project (including seeking permission from SEPA/Local Authority).	£750 x 2 Operatives x 2 Days	£3,000.00	Hawick: Unit 3 Lochpark Industrial Estate Hawick TD9 9JA t 01450 390 475 hawick@wiseknotweed.com
Obtain license from SEPA for herbicide management for duration of the project.	GBR 23, under the Water Environment (Controlled Activities) (Scotland) Regulations 2011, was amended in January 2018, meaning that you no longer need to register with SEPA to use	0.00	Dunfermline: 22 Viewfield Terrace Dunfermline KY12 7HZ t 01383 660 770 dunfermline@wiseknotweed.com
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	<p>herbicide to control an invasive species within 1m of water.</p> <p>SEPA's CAR practical guide provides more information:</p> <p>https://www.sepa.org.uk/media/34761/car-practical-guide-v8-final.pdf</p>	
Herbicide management of all JK within 10m of third-party land for a period of ten years.	<p>2018 £750 x 2 Operatives x 1 Days X 1 Visits</p> <p>2019 £750 x 2 Operatives x 1 Days X 1 Visits</p> <p>2020 £750 x 2 Operatives x 1 Days X 1 Visits</p> <p>2021 £750 x 2 Operatives x 1 Days X 1 Visits</p> <p>2022 £750 x 2 Operatives x 1 Days X 1 Visits</p> <p>2023 £750 x 2 Operatives x 1 Days X 1 Visits</p> <p>2024 £750 x 2 Operatives x 1 Days X 1 Visits</p> <p>2025 £750 x 2 Operatives x 1 Days X 1 Visits</p> <p>2026 £750 x 2 Operatives x 1 Days X 1 Visits</p> <p>2027 £750 x 2 Operatives x 1 Days X 1 Visits</p>	
Annual monitoring reporting.	Reports will be provided after each treatment /Visit	Inc
Provision of ten-year insurance backed guarantee to third-party land owners that JK will not cross the boundary onto their property.	Subject to GPI Underwrite	£2,500.00
	Total	£23,500.00

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Our Fees are to be paid prior to delivery of the commission consequently should you wish to proceed in the first instance please contact the writer for clarification.

Yours Sincerely



Andrew Cooper B.Sc.(Hons) MAPM FFBE CSJK
Senior Project Manager.

Wise Knotweed Solutions T&C's

This quotation is valid for a period of 60 days unless otherwise stated in this document.

All costs are exclusive of VAT, which will be charged at the applicable rate.

Invoices will be raised by Wise Knotweed Solutions Ltd following completion of each scheduled activity (payment terms: Strictly 30 days).

Our proposal is based on the assumption that the soil is inert with Japanese Knotweed or Invasive Non Native Weeds - i.e. No other contaminations.

We propose the unamended standard NEC 3 Engineering and Construction Short Form of Contract to apply on this project.

Your responsibilities for your waste:- We rely upon your correct description of the materials/waste you are commissioning us to disposed offsite. You will be responsible for ensuring that only materials/waste conforming to your description of the materials/waste are removed by us offsite.

Inaccurate description of your material:- We may at any time (even after removal by us of any materials/waste) take samples to satisfy us of the accuracy of your description. Under no circumstances will this right free you of your liability for the materials/waste or materials/waste removed by us on your behalf or your obligation to accurately describe the materials/waste. We may charge you our reasonable costs in taking any samples. If we have charged the inactive rate of landfill tax for your material (for whatever reason, including inaccurate description by you) and we are charged the active rate of landfill tax by HM Revenue and Customs or our supply-chain, you will be liable to pay us the difference. You shall be responsible for any costs, losses or damages incurred by us, or any third party, in connection with any accuracy in the description of the materials/waste.

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