



**THE UK'S  
JAPANESE  
KNOTWEED  
SPECIALISTS**

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Managing Directors

**Lorraine Hicks (BEd HONS)**

**Alan Hicks**

Company 8258217 PCA 5734 EA  
Waste Carrier Licence CBDU118310



# WHERE DO WE COVER?

Our head office is situated in Birmingham but we operate a nationwide service.

**KNOTWEED**  
Services (UK) Ltd

THE UK'S JAPANESE KNOTWEED SPECIALISTS





# ABOUT US.

Knotweed Services (UK) Ltd are the UK's leading company for Japanese Knotweed removal.

**We use the most effective treatment methods and solutions, specialising in the control, and treatment of Japanese Knotweed throughout the UK.**

Knotweed Services (UK) Ltd is a registered, approved PCA contractor, thus ensuring our bespoke treatment and removal management plans, within the residential and commercial sectors, are fully compliant with industry standards and are recognised by all banks,

building society's and lenders to allow lending against a property. Our PCA Certified Surveyors in Japanese Knotweed (CSJK) and PCA Qualified Technicians (PCA QT) use the most effective methods and solutions, led by the most advanced and up-to-date research.

Knotweed Services (UK) Ltd pride ourselves in the ability to provide bespoke Japanese Knotweed solutions for each individual client; as no two projects are ever the same. Therefore we adapt and cater exclusively to individual requirements. As the UK's Japanese Knotweed Specialists, our no-nonsense, simple, understandable and affordable management plans have reassured and helped 1000's through the buying, selling & development process and it is this approach which has been the driving force behind the success of our business.

Watch highlights the work of the Property Care Association's Invasive Weed Control Group.

[VIEW VIDEO](#)



## WHY CHOOSE US?

### PCA Approved Japanese Knotweed contractor

The PCA is a government approved trade body for “the damp, waterproofing, wood preservation and invasive weeds industries”. As a member of the PCA we are required to adhere to strict standards in order to receive PCA Membership.

The application for membership is detailed and thorough. It is for these reasons that any company approved by the PCA can be trusted to provide the most effective solutions for Japanese Knotweed removal.

Choosing a company to remove Japanese Knotweed can be difficult. Unless, you're in the know, chances are Japanese Knotweed is a new subject area for you. So, all at once you are reading about significant costs, laws, mortgage problems etc. On top of that, you are probably not even aware of whether a company is reputable or not. This is where a governing body like the PCA really helps.



The PCA is the government approved trade body for damp, waterproofing, wood preserving and Japanese Knotweed industry. The PCA helps you choose the right company by ensuring only reputable companies are granted membership.

### WHY CHOOSE A PCA MEMBER?

Members of the PCA are required to adhere to an exhaustive set of challenging standards in order to be admitted into the PCA. Once admitted, approved contractors are held to strict, regular quality checks. This has to be complied with in order to keep hold of their PCA status.

Watch an explanation on the benefits of using a Property Care Association (PCA).

[VIEW VIDEO](#)





# MEET THE TEAM.



**Lorraine Hicks**  
BEd (Hons)  
Managing Director

**Favourite part of your job** – There is nothing more satisfying than coming off the phone to a customer, who, at the beginning of the call was distressed and inconsolable about Japanese Knotweed on their property, but by the end of the call is completely reassured and confident that Knotweed Services (UK) Ltd will deal with it and take the burden off their shoulders.

Property owners are understandably concerned about Japanese Knotweed and navigating the buying or selling process and the problems associated with having Japanese Knotweed. I have personally helped thousands of customers and I will never tire of the satisfaction it brings me to help people.

**Personal life** – I am happily married and have been with my husband, Alan, for nearly 20 years. I am a full time working mother of 4 beautiful children (3 boys, 1 girl). My family & my business are my pride and joy and whilst juggling work and being a mom/wife can be tricky, I wouldn't change it for anything. I'm grateful for everything I have, and my kids make me so proud.

I love watching my boys play football and most weekends you'll find me cheering from the side lines watching them play a club match. As a family we love to go out exploring and often take part in my husband's hobbies - fishing and golf.

I have a wonderful circle of friends and we love to meet up (not nearly as often as I'd like) and put the world to rights over a well-deserved glass of wine.



**Clare Peach**  
Accounts Manager

**Favourite part of your job** – The satisfaction it brings to me on a daily basis with the help and advice I can give to customers who call and need help and reassuring they have come through to someone who can actually help them.

Most enquiries just need that friendly person who they can talk to and vent off all their worries regarding the situation they are in.

Moving home or re-mortgaging is a nightmare without the added stress of your mortgage being refused due to having JKW at your property.

I especially look forward to the reviews at the end of the process from customers who I have helped from start to finish and have been more than happy with our services.... it makes it all worthwhile.

**Personal life** – I am happily married and have 5 grandchildren who keep me and my husband very busy. I enjoy socializing with a nice glass of wine and meals out with the hubby.



**Elle Elvina Walton**  
Administrative Assistant

**Role at Knotweed Services** – I've recently started as an Administrative Assistant, with a varied role. I left college not knowing where to go or what to do. Becoming part of Knotweed Services has been the highlight of my year.

**Favourite part of your job** – No day is the same, just when you think you've seen it all something new happens. I enjoy the challenges and different jobs I get asked to do daily. I am an organiser and I like things set in stone. If something needs to be done, it has to be done there and then. My job here excels my skills and brings out the best of me.



**Tom Hicks**  
BSc (Hons)  
Technician

**Favourite part of your job** – Personally, my favourite aspect of the job is devising creative management plans. Every project has its own unique set of challenges.

Successful management plans require creative thinking coupled with assertive action. I take great pride and joy in delivering these solutions to our customers.

**Personal life** – I have a strong affinity for all things associated with the natural world. This is exemplified by my sporting interests, which include: skiing, surfing and scuba diving.

I am definitely at my most content when I'm in the mountains or near the ocean. For this reason, I am often the first to volunteer for projects near the coast!



**No day is the same, just when you think you've seen it all something new happens. I enjoy the challenges and different jobs I get asked to do daily.**

**Personal life** – I love shopping (what girl doesn't?) and visiting new restaurants in different areas and getting a taste of different foods. My family are my favourite people, they inspire me every day. I believe that the more quality activities I participate in, the more unforgettable memories I'll have. Weekends with my friends, organising events for us to go to and arranging weekends away is something I thrive on doing. I look forward to my vibrant future here.



**D. Lannie Clarke**  
BSc (Hons)

Senior Surveyor/  
Technician

**Favourite part of your job** – I enjoy the variety of work involved and the satisfaction of being able to deliver solutions for clients. I really do not like being defeated by a plant which is what keeps me so motivated at my job. Each job I do I thoroughly like to complete to perfection. The feeling after going back for following treatment and seeing how the Knotweed has shrunk/disappeared makes it all worth it.

**Personal life** – I spend my weekends enjoying my hobbies, for example fishing, watching football, visiting different places and spending time with family and close friends.



**Most enquiries just need that friendly person who they can talk to and vent off all their worries regarding the situation they are in.**



**Alan Hicks**

Surveyor/Technician

**Favourite part of your job** – I find the best part of working in this industry is when we help a seller or buyer with the correct warranty and paper work to assist them with the already very stressful process of sale chains. I myself have experienced the worry from issues that arise during a sale process, you need a reliable company to act quick in order for the sale not to fall through.

Another satisfying part of my role is the commercial side of the business, we often work with developers that have recently discovered Japanese Knotweed on their land and this of course is a huge worry and inconvenience and



**Daniel Pellowe**

Surveyor/Technician

**Role at Knotweed Services** – Being a Technician, every job is totally different. An infestation you see on one property is totally different in shape and size to another property. The key to my job is to identify and treat the infestation for up to 3 years. I build a good relationship with all customers and enjoy meeting every new customer I have throughout the year. I also enjoy driving to various sites around the country to reach our customers.

**Personal life** – Having recently become a dad, I love nothing more than spending quality time with my family. As a family we love visiting different places and occasionally cycling and doing outdoor activities. I love spending time with friends and watching the football. Eating out at various places and going skiing once a year to the Alps is something else I really enjoy doing outside of work.



**Successful management plans require creative thinking coupled with assertive action. I take great pride and joy in delivering these solutions to our customers.**

we often work as a team with these developers in finding the quickest and most efficient solutions to not cause any undue delays. Finally, I enjoy working with such great people we have here, genuine hard-working trust worthy staff, we are very lucky.

**Personal life** – I am a very happily married father of 4 children and as with all parents I am constantly battling the balance with work / personal time, however most weekends we spend time with our children pursuing as many outdoor activities as we can such as cycling, walking, fishing and golf, as well as being my children's biggest fans be it football, rugby, hockey etc.



**Peter Lennon**

Surveyor/Technician

**Favourite part of your job** – Job satisfaction occurs everyday within this industry!! I am passionate about my job and I like nothing better than helping clients who are worried about the Japanese Knotweed infestation that has been found on their property. I try and reassure the client it is not the end of the world, at the end of the day it is only a plant! It can be controlled and whilst Japanese Knotweed does stir up feelings of anxiousness for the homeowner, Knotweed Services are the UK's Japanese Knotweed specialists and I am proud of our reputation, the services we provide and our fantastic customer service which ultimately benefits all our clients.

**Interests away from work** – I thoroughly enjoy reading, travelling to various places around the UK and spending quality time with my family.



**Richard Peach**

Surveyor/Technician

**Favourite part of your job** – My favourite part of any job is to reassure the client and to make them feel at ease. Japanese Knotweed is a very invasive plant and can cause a lot of stress. There is nothing more fulfilling than reassuring our client's that it is treatable, and we will act quickly to deal with the problem.

**Personal life** – On a personal note I enjoy travelling as much as I can, exploring different countries and cities with lots of history. I also have an interest in different sports including football and Formula 1 and ride outs on my motorbike whenever I get the chance.

**Our experienced team are here to offer FREE support, guidance & advice.**

# ABOUT KNOTWEED.





“Japanese Knotweed is a fast-growing and strong clump-forming perennial, with tall, dense annual stems. Stem growth is renewed each year from the stout, deeply-penetrating rhizomes (creeping underground stems).”

Royal Horticultural Society, 2018

## WHAT IS JAPANESE KNOTWEED?

<b>Scientific Name:</b>	Fallopia japonica
<b>Native to:</b>	Japan, Taiwan, Northern China
<b>Habitat:</b>	Common in urban areas, waste land, railways, road side, river banks

Japanese Knotweed (*Fallopia japonica*) was originally imported from Central Asia as ornamental plant during the 1800's. It was prized for its beauty and exotic appearance. Due to the lack of natural predators it has become invasive species in the UK and other European countries. It is now common across all of the UK.

### WHY IS IT PROBLEMATIC TO PROPERTY OWNERS?

Unfortunately, banks WILL refuse mortgages and loans against a property with Japanese Knotweed, preventing property sales, UNLESS a PCA approved Japanese Knotweed Specialist has been instructed to conduct a management plan. Lenders need to know that a reputable & specialist Japanese Knotweed company has been instructed in order to protect their investment.

#### Other problems include:

- Economic loss, primarily associated with control costs in the construction sector
- A fragment of rhizome (the size of half of your fingernail) can contaminate surrounding soil... on the bottom of a shoe, a lawn mower etc. — This will result in

#### MORE NEW GROWTH

- Aesthetic damage to gardens and landscaping
- Damage to hard surfaces such as patios and driveways

Damage to built structures such as walls, conservatories and out buildings.

### DO I HAVE IT?

#### Do you have a plant that resembles any of the following:

Japanese Knotweed has distinct characteristics which help to distinguish it from other plants. The optimal time to detect Japanese Knotweed is throughout mid summer – autumn.

#### If you have a plant and are not sure it is Japanese Knotweed, here are some characteristics to look out for:

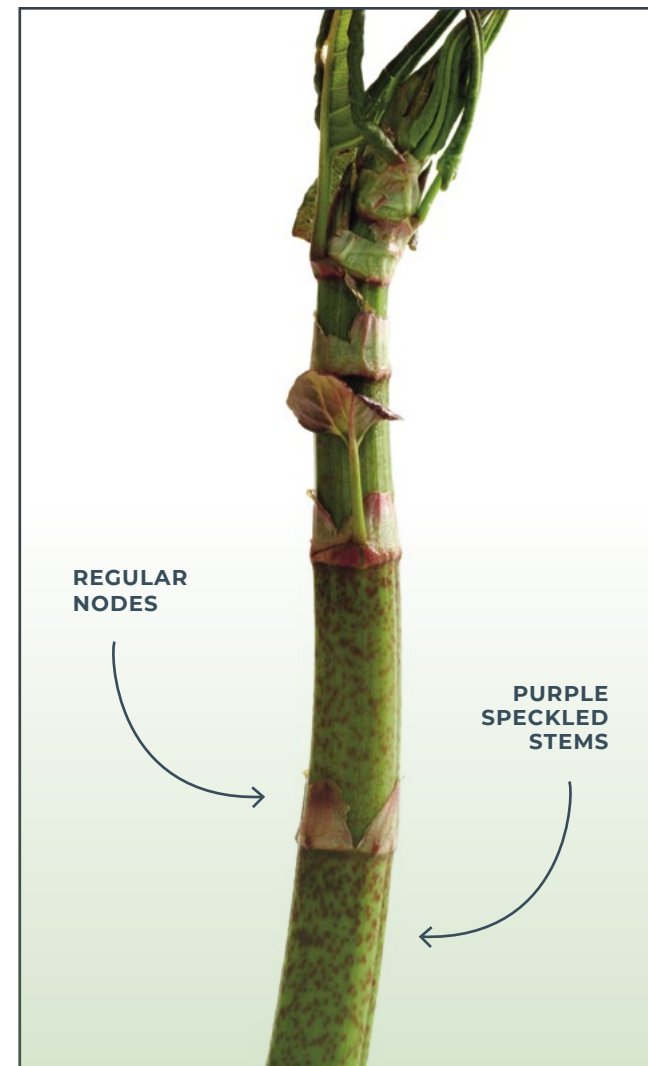
- Is it lush green in colour?
- Are the leaves heart shaped?
- Is the stem 'bamboo like' in appearance?
- Do the leaves shoot from the stem nodes alternatively? In a zig-zag pattern?
- Does it grow rapidly? (Japanese Knotweed grows incredibly quickly – it's been reported it can grow 2cm a day! The stems can reach heights of approx. 3m and the rhizomes can spread approx. 4 - 7m in every direction).

For a more in depth guide read more [here](#) or click here:

[VISIT WEBSITE](#)

## KEY ID FEATURES

[CLICK HERE FOR GALLERY](#)





## HOW IT SPREADS

So where did Japanese Knotweed come from? How did it get here? Why is it a problem? These are questions that many people have been asking for a long time.

Its rapid spread across the country is remarkable when you consider that it doesn't form viable seed in Britain, but spreads through bits of the rhizome which become detached from the main root-mass. In fact, all the plants recorded in Britain so far have been female, and any seeds formed are hybrids with another species.

Japanese Knotweed is very common on sites that are disturbed by human activity, like railway lines, old allotments, rubbish tips and derelict land. The main cause of its spread is by transferring loads of soil, rubble and rubbish between sites.

It can also spread from site to site through bits of root stuck to machinery and tyres. It can spread rapidly down watercourses. Floods can easily dislodge rhizomes, which are carried downstream to start new colonies.

**CLICK & VISIT TO READ MORE ON JUST HOW QUICKLY JAPANESE KNOTWEED GROWS!**



This shows some excavated rhizome. It typically has a **bright orange** core. Rhizome sometimes has white shoots.



Any root system you find with a '**carrot**' coloured core should raise red flags. Avoid disrupting them as they can easily cause the Knotweed to spread.

# KNOTWEED LAW.

## — THE LAW IN ENGLAND AND WALES

### SCHEDULE 9 WILDLIFE AND COUNTRYSIDE ACT OF 1981

- It is an offence to plant or otherwise cause to grow schedule 9 species (Japanese Knotweed is classed as a schedule 9 species) in the wild, punishable by fines or imprisonment
- If it can be shown that a schedule 9 plant has spread from a landowners property onto another property, then the landowner could be considered responsible for any damage caused and the costs of control
- However, if landowners take all reasonable steps and exercise all due diligence to avoid spreading the plant, then they will be better protected against prosecution
- In order to reduce the potential of fines/prosecution, landowners should have a management plan for schedule 9 species on their property and be able to show that they are following it.

### THE ENVIRONMENTAL PROTECTION ACT OF 1990

- Waste containing any part of a schedule 9 plant that could facilitate the spread of the species is classified as controlled waste and should be disposed of at a suitable waste facility, accompanied by appropriate Waste Transfer documentation!
- You cannot just dispose of Japanese Knotweed by putting it in the bin nor can you take it to the local waste management site
- All producers, carriers and waste facilities have a duty of care to ensure that the waste is handled and treated properly
- Knotweed Services (UK) Ltd can legally and correctly dispose of your Japanese Knotweed during the treatment and control process. This takes all the pressure away from the landowner.



It is a criminal offence to plant or cause to grow a non-native invasive species that is listed on **Schedule 9** in the wild which carries penalties of up to **£5,000 fine** and / or **2 years imprisonment.**

Royal Horticultural  
Society, 2018





But what if I don't know if there is Japanese Knotweed?

Don't worry, we can conduct a site survey to find out.

We would highly recommend that anybody buying or selling property has a Japanese Knotweed survey. It prevents later compensation or misrepresentation claims for sellers and ensures the sale goes through fairly swiftly.

Not declaring Japanese Knotweed has, in our experience, only caused problems. We have seen cases where purchases have been seriously delayed and in some cases, even cancelled.

**DEAL WITH IT EARLY AND YOU WILL FAIR BETTER!**

[CLICK TO READ MORE ON BUYERS & SELLERS GUIDE TO JAPANESE KNOTWEED.](#)

## THE LAW: BUYING AND SELLING PROPERTY

The presence of Japanese Knotweed on, or in, close proximity to a property can create difficulties for those wishing to sell their property; and for buyers wishing to secure mortgage finances.

### SELLERS

It is your legal responsibility to declare if your property is affected by Japanese Knotweed on the TA6 form. You will also be asked to enclose a copy of a management plan should you have one in place. In instances where Knotweed is not declared many lenders will still request a site survey and report.

The TA6 form should be filled in accurately as inaccurate answers can lead to the buyer seeking compensation for misrepresentation. If you are unsure if the property has Japanese Knotweed, we would always advise a Japanese Knotweed Survey is conducted.

[CLICK HERE TO READ ABOUT JAPANESE KNOTWEED ON NEIGHBOURING PROPERTY. HOMEOWNER CLAIMS VICTORY IN COURT!!](#)



### BUYERS

The known presence of Japanese Knotweed should be declared on the TA6 form. Mortgage lenders require a professional management plan with an Insurance Backed Guarantee before they will lend.

If you think the seller has given inaccurate information on their TA6 we recommend seeking legal advice as you may have a claim for misrepresentation.

### NEIGHBOURS

All home owners have a **legal** responsibility to stop JKW encroaching onto neighbouring property. And as such, the Local Authority have it in their power to issue a Community Protection Notice (CPN) to those home owners refusing to do anything about the JKW on their property, which ultimately threatens court proceedings if no action is taken.

If Japanese Knotweed is identified on neighbouring property, we would always advise discussing the situation in the first instance and addressing the legalities before taking action with the local authority.

# OUR PROCESS.

## — PROCESS SUMMARY



CLICK EACH STEP  
TO READ MORE

### STEP ONE

Identification of  
Japanese Knotweed

### STEP TWO

Survey conducted

### STEP THREE

Report and  
quotation prepared

### STEP FOUR

Management plan  
and warranty  
paperwork issued

### STEP FIVE

5 year management  
plan duration \*

### STEP SIX

Completion certificate  
issued





# 1. IDENTIFICATION OF JAPANESE KNOTWEED

The easy way to identify Japanese Knotweed is by sending us your images. It's a quick and free service – simply fill in the form on our website or email your images to us on [info@knotweedseivices.co.uk](mailto:info@knotweedseivices.co.uk)

The images below show you the different appearances of Japanese Knotweed in each season. If you are 100% sure it is JKW and this has been identified on a home buyers survey, a valuation survey or even a gardener, please progress to [Step 2](#).

CLICK AND SUBMIT  
YOUR PICTURES HERE

## STEP ONE

## STEP TWO

## STEP THREE

## STEP FOUR

## STEP FIVE

## STEP SIX

### Spring (March – April)

Shoots and stems are a purple/red colour with curled pinky reddish leaves. As the canes grow the leaves gradually unfurl and turn green.

### Summer (May – August)

Shoots and stems are green with purple speckles. Leaves become heart shaped and turn green.

### Autumn (September – October)

Stems are virulent, growing upwards of up to six feet, cream/white flowers appear late summer/autumn.

### Winter (November – February)

Stems change to dark brown and are hollow, brittle and absent of leaves or flowers.



Spring



Summer



Autumn



Winter

## 2. SURVEY CONDUCTED

From our experience we believe that a site survey is crucial for a successful remediation plan. The data obtained is used by our surveyors & technicians to devise an appropriate management plan.

It is also an essential requirement for many lenders and insurance providers. From our experience, we think that this is the most important part of our process.



A PCA Qualified Surveyor will conduct the site survey. Pictures and measurements will be recorded and a visual inspection of the property boundaries (where possible neighbouring property) will be inspected. All factors / variables affecting the JKW will be recorded such as:

- The size of the infestation
- The location
- Nearby watercourses
- Does the property back onto Network Rail land?
- Access issues
- Distance to habitable space (Table 1) and
- JKW encroachment from/onto neighbouring property.

In cases of encroachment, where possible, our expert surveyors will identify where encroachment has taken place. At this stage, any future plans for the property (ie. landscaping/potential extension/renovation works) will also be discussed.

Category	Descriptor
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 and 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.

Table 1: Royal Institute of Chartered Surveyors (RICS) risk categories. Used by surveyors to convey the risk posed to a property.



### 3. REPORT AND QUOTATION PREPARED

If you are in the process of buying or selling a house, the report produced by our qualified and experienced surveyors will be required by the mortgage lenders – even if the suspected plant is NOT JKW.

#### STEP ONE

#### STEP TWO

#### STEP THREE

#### STEP FOUR

#### STEP FIVE

#### STEP SIX

The detailed report will conclude the findings of the site survey and the recommendations for the best method of control/treatment. This is known as a management plan (MP) and at this initial stage, we refer to it as a proposal.

The management plan proposal will outline the best method of control/treatment specific to each individual property based on the findings of the site survey. Our bespoke Management Plans include Herbicide treatment in the forms of Stem Injection, Knapsack Spraying, Foliar Wiping & Crown Removal.

The Management Plans for herbicide packages are for a duration of 5 years and include a 10 year Warranty. Insurance Backed Guarantees are included as standard.

For customers / commercial clients requiring excavation management plans include 2 years of monitoring.

Finally, a quotation for the bespoke management plan will be prepared and sent to you, along with the management plan proposal. We aim to complete paperwork within a maximum of 7 days.



## 4. MANAGEMENT PLAN AND WARRANTY PAPERWORK ISSUED

Knotweed Services (UK) Ltd are employed to take full responsibility of the Japanese Knotweed infestation, making buying & selling property

easier as we provide all the documentation mortgage lenders / purchasers / estate agents and solicitors require.

STEP ONE

STEP TWO

STEP THREE

STEP FOUR

STEP FIVE

STEP SIX

If instructed following the quotation, Knotweed Services (UK) Ltd will commence a 5 year treatment plan (for customers / commercial clients requiring excavation management plans include 2 years of monitoring) to control the Japanese Knotweed and a 10 year warranty is issued.

A typical herbicide management plan includes:

- 3 year Herbicide/stem injection treatment plan \* (We aim to conduct 2 treatments per year) \*\*
- Crown removal as necessary
- 2 years of monitoring the site for any regrowth
- A final inspection
- A full management plan
- A 10 year warranty.

**COMPLETION CERTIFICATE & 10 YEAR WARRANTY**

**Client name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Start date:** \_\_\_\_\_

**End date:** \_\_\_\_\_

**Technician:** \_\_\_\_\_

On behalf of Knotweed Services  
Surveyor

**IN CONJUNCTION WITH YOUR MANAGEMENT PLAN .....  
IN LINE WITH OUR TERMS AND CONDITIONS/TERMS OF WARRANTY**

**10 YEAR WARRANTY  
CERTIFICATE FOR THE CONTROL  
OF JAPANESE KNOTWEED**

**INSURANCE  
PROVIDED BY GPI**

Date: 20/02/2018

Alan Hicks  
Managing Director

**Knotweed Services (UK) Ltd.**  
Park House, Bristol Road South, Rednal, Birmingham, B45 9AH  
0800 689 4146 info@knotweedservices.co.uk  
Registered No. 8258217, Registered in England and Wales

SAMPLE 10 YEAR WARRANTY CERTIFICATE

We are a PCA approved contractor, this treatment plan is fully compliant with industry standards and will be recognised by banks and building society's to allow lending against a property.

Therefore, once payment is received, the paperwork is issued immediately, which can be sent directly to all parties. Hence, this process should not hold up the buying or selling process.

\* As we are dealing with nature, we constantly assess the effectiveness of treatment. Every JKW infestation, in different environments, reacts differently. Knotweed Services (UK) Ltd will treat for either 2 or 3 years, whichever is necessary until successful. \*\* Dependent on how effective previous treatments are, this could be more or less.



## 5. MANAGEMENT PLAN DURATION

The duration of the a management plan will depend on the clients situation, plans and budget.

STEP ONE

STEP TWO

STEP THREE

STEP FOUR

STEP FIVE

STEP SIX

Most of our residential treatments have a 5 year management schedule. This generally includes 2 - 3 years of treatment with herbicide followed by 2 years of monitoring. This option is best for those not intending to develop or those not under time restraints.

Our commercial clients normally have tighter time scales and do intend to develop. In this situation our remediation strategies change. Mechanical excavation of the Japanese Knotweed and it's rhizomes is a quick solution and can be completed within weeks. We would still monitor the site for 2 years.

Please see full details in our [treatment options](#) section.



Patience and persistence is key for herbicide treatments. If you need a faster solution, excavation is for you!



## 6. COMPLETION CERTIFICATE ISSUED

At the end of the management plan we issue a completion certificate.

STEP ONE

STEP TWO

STEP THREE

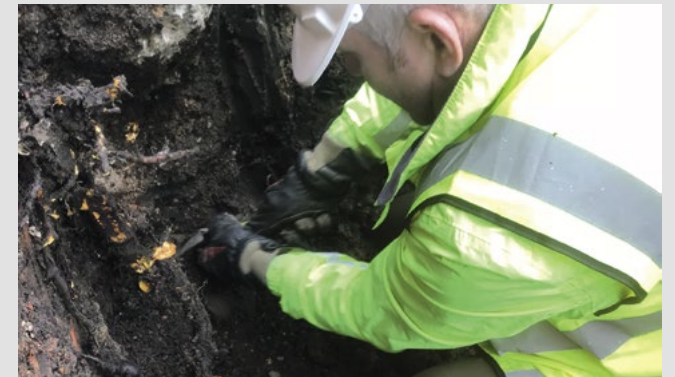
STEP FOUR

STEP FIVE

STEP SIX

For excavation style works, the completion certificate is issued in as little as 2 years. We can remove Japanese Knotweed sometimes in a matter of weeks!

We still monitor the site for 2 years regardless of what methods we implement.







We are proud to be 'Advanced' members of the PCA and all of services are reinforced with a PCA approved 10 year warranty. Our Herbicide management plans also come with an Insurance Backed Guarantee (IBG) as Standard\*. IBG's for JKW excavation are available upon request.

This Insurance Backed Guarantee (IBG) is provided through Guarantee Protection Insurance Ltd (GPI) which is an independent insurance company approved by the PCA trade body. GPI offer 2 types of IBG's. The Complete Package or Knotweed Express.

\*Complete package. Contracts over £5k subject to referral.

# RESIDENTIAL TREATMENTS.

## WHAT YOU NEED TO KNOW

As Infestations vary considerably from property to property it is therefore not surprising that the application technique will too. It may be necessary to use only one method of treatment or the combination of different methods.

As this is nature we are dealing with, our Japanese Knotweed specialists are trained to factor in all considerations in order to achieve optimal results. Decisions with regards to the methods of treatment opted for, will ultimately be decided by the ongoing assessment of site-specific infestations and the influencing factors/variables.

Therefore, the application procedure, giving the maximum efficacy with minimum waste and environmental impact will be tailored to specific sites.

As PCA approved Japanese Knotweed specialists, we are also guided by the latest research and development which gives guidance to the optimal time for treatment.

The latest research from Swansea University, released April 2018 by Dr Dan Jones & Professor Dan Eastwood found that:

“Applying the wrong herbicides at the wrong time of the year, leads to greater herbicide use and environmental impacts. The 4-Stage Model (please see infographic on page 24) that we have developed links herbicide selection and application with the seasonal surface-rhizome flows in the Knotweed plant. This seasonal targeting of Knotweed delivers better results and uses lower doses of herbicide across the whole treatment life-cycle. For the public and land managers, this means more affordable treatment that is also more environmentally friendly than traditional, blanket herbicide application.

(Dr Dan Jones-Swansea University).

Following the release of this research, Knotweed Services (UK) Ltd now operate using the 4-stage model which identifies the optimal time for treatment.

Knotweed Services (UK) Ltd offer our clients professional services and options, which are bespoke to individual client's specifications and requirements.

**FROM THE  
POINT OF  
INITIAL  
CONTACT,  
KNOTWEED  
SERVICES WILL  
GUIDE YOU  
THROUGH THE  
PROCESS.**

## TREATMENT OPTIONS



### FOLIAR SPRAYING \*

The most common herbicide application is to spray the foliage. We use powerful chemicals with the use of a knapsack. Chemicals are sprayed away from other plants to ensure that other plants aren't damaged. The most effective time to apply foliar spraying to Japanese Knotweed is in Spring.

This is much more damaging to the underground rhizome system than applying herbicides in any other season. A qualified person should carry out any treatment that involves the use of chemicals due to their powerful and harmful nature. All of our technicians are PCA and NPTC qualified.



### FOLIAR LEAF WIPING \*

With this treatment we employ a device to 'physically wipe' our chemicals onto the Japanese Knotweed leaves directly. This means our application is precise and that we can often use a higher concentration of chemical.

Wiping has advantages over spraying – the chemicals are being absorbed directly by the Knotweed and there's less wastage and drip. It's also a better solution if the infestation is very near desirable plants and foliage (no matter how careful we are, droplets in sprays can drift).



### STEM INJECTION

We apply a controlled amount of herbicide directly into the Japanese Knotweed plant. Due to being injected directly into the plant, this is the most crafty method of removal. Unlike other spraying methods (more traditional) it is not dependant or compromised by weather conditions.

With traditional spraying methods, the environment has to be taken into account because rain or wind could cause the chemicals to spread to other species and have the potential to be harmful. Due to the nature of the stem injection procedure it is considered more environmentally friendly than other methods.

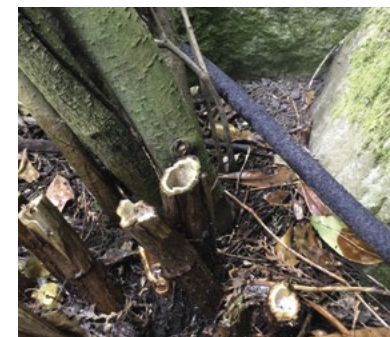


### BIOMASS REDUCTION

Biomass is a form of excavation and removal but instead of extracting all of the soil impacted by Japanese Knotweed, we only remove the infested parts of the soil.

It is an effective, productive and maintainable Japanese Knotweed control method that allows the reuse of the previously infested soil. Reducing the use of landfill.

This method is most effective when used in conjunction with other control methods. For a domestic property, layers of soil will be scraped back and rhizome will be removed as it is unearthed.



### CROWN REMOVAL

Crown and stems are capable of regenerating and even small fragments of cut crown or stem are capable of regenerating and becoming a new plant – removing these from the equation is a great strategy.

New plants will grow from the nodes of pieces of green stem, in soil or water. Mechanical cutters, will spread Knotweed in this fashion. If stems are dried until they are dark brown, they will not regrow unless the crown (base of the stem) is still attached.

With the crowns removed – our herbicide and stem injection treatments are much more effective.

\* These applications methods can not be conducted during wet weather.



# KNOTWEED SERVICES 4 STAGE MODEL

# STAGE ONE

STAGE ONE

STAGE TWO

STAGE THREE

STAGE FOUR

**FEBRUARY – APRIL**  
**PRE EMERGENCE**

Knotweed transitions from its dormant to **active stage** as the soil and air temperature rises. Reserves begin to flow from the rhizomes to the surface forming new buds.

Adapted from Jones 2018

Rhizome reserves mobilised and  
begin to flow to new growth

**Rhizome**

Rhizome system  
initially **DORMANT**

Strong **SOURCE**

Based on the latest research from Swansea University,  
released April 2018 by Dr Dan Jones & Professor Dan Eastwood

# STAGE TWO

STAGE ONE

STAGE TWO

STAGE THREE

STAGE FOUR

MAY - JUNE

## SPRING - EARLY GROWTH

Rhizome reserves continue to flow, facilitating the growth of new canes and leaves. The new leaves capture further resources which are directed towards further above ground growth.

Japanese knotweed can achieve growth of 6cm per day.

Adapted from Jones 2018

Flow of rhizome resources to developing shoots and leaves slows

### Rhizome

Rhizome system active source

Transition from SOURCE



# STAGE THREE

STAGE ONE

STAGE TWO

STAGE THREE

STAGE FOUR

JUNE - JULY

## SUMMER - MAXIMUM GROWTH

Knotweed reaches its **maximum** height. At this stage the plant stops growing new stems and leaves and begins sending its resources back down to the rhizome, enabling the rhizome to grow. **This is the optimal time to treat and reduce rhizome growth.**

Flow of resources from above ground tissues to rhizome increases

**Rhizome**

Maximum stem height

Transition to SINK

# STAGE FOUR

STAGE ONE

STAGE TWO

STAGE THREE

STAGE FOUR

## AUGUST - NOVEMBER AUTUMN FLOWERING

After flowering, almost all of the plants resources are being transported to its rhizome causing it to grow significantly. **This is the optimal time to treat and reduce rhizome growth.**

Adapted from Jones 2018

Flow of resources from above ground tissues to rhizome increases

Once the first frost occurs the Japanese knotweed enters **dormancy** for the winter. **The cycle repeats through Stage 1-4.**

### Rhizome

Active **SINK** captured during growing season

Strong **SINK**



# COMMERCIAL TREATMENTS.

## WHAT YOU NEED TO KNOW

If you are looking to develop or build on land that has Japanese Knotweed, the option of a 5 year (herbicide) management plan is not viable. This is often down to the time constraints from planners, construction workers, resource availability & financing schedules.

In cases of development, it is also advised by the Environment Agency, that for complete eradication, the entire rhizome of the Japanese Knotweed should be removed from the soil; and this is especially so when the ground is likely to be disturbed in the construction, building of & extension of homes/industrial & commercial units & the landscaping of grounds.

Knotweed Services (UK) Ltd offer our clients professional services and options, which are bespoke to individual client's specifications and requirements. Our friendly and helpful staff are here to talk to, offering free advice & guidance.

From the point of initial contact, Knotweed Services (UK) Ltd will guide you through the process, identifying the current use of the site, future plans for development, the time-scales and schedules in place,

identify if planning applications have been submitted or approved (where planning has been approved we will ask you to provide copies to Knotweed Services (UK) Ltd, to aid us in deciding upon the best Japanese Knotweed removal approach) & advise the most cost effective solutions available; specific to the clients project requirements.

Pictures, measurements and details specific to the site/project will be recorded – i.e. Access points for plant machinery, routes identified for disposal vehicles, potential bund areas identified & a Risk Assessment of the site and potential hazards recorded. Factors such as nearby water courses, neighbouring properties & planning for the site will also contribute to the surveyor's final conclusions when selecting the most cost effective and appropriate management plan for the site/project.

The findings of the site survey, a schedule of works proposal and a quotation are then presented to the client in a report for the client's consideration.

Knotweed Services (UK) Ltd will provide both the machinery and skilled staff for all of our projects. Our technicians and operatives are all trained and directly employed in-house. We will control and oversee all works directly and ensure that all legislation is strictly adhered to and that no cross contamination occurs. Alternatively, if you provide your own plant we can oversee the works for you.

# NO TWO JOBS ARE EVER THE SAME.

In reality most eradication programs are a combination of treatments.

## TREATMENT OPTIONS



### EXCAVATION AND DISPOSAL

This treatment method is ideal where time constraints are present and there's no other option other than to remove both the Japanese Knotweed and contaminated soil to a registered landfill.

By removing all traces of the infestation quickly, this offers a rapid solution to your problem and allows your commercial project to begin groundwork's almost straight away. When time is of the essence, there is no quicker Japanese Knotweed removal/treatment method.

Any waste taken off-site will be done so with a licensed waste carrier to a suitably authorised landfill site.



### CELL BURIAL

Cell burial comprises of moving Knotweed contaminated soil from one location on site, burying it in an excavated pit which is lined with a root barrier membrane, in a different position on the site.

**The burial requirements for Japanese Knotweed are as follows:**

- The Environment Agency recommends that the top of the burial cell should be a minimum of 2 metres below ground level.
- The overall depth of the burial pit should be in excess of 5 metres deep. All root barrier seams are welded together forming an encapsulated cell from which the Japanese Knotweed cannot escape. Clean soil is then used to backfill on top of the cell.
- To prevent accidental disturbance of the burial site, it is recorded on all site plans and future land owners should be made aware of the location.



### BUNDING

Bunding is the method of relocating contaminated Japanese Knotweed soil to a different area of the site being treated. A bund is a shallow area of the contaminated soil, typically 0.5m deep.

The bund can either be raised, on top of the ground, or placed within an excavation to make the surface flush with the surrounding area.

The purpose of the bund is to move the Japanese Knotweed to an area of the site that is not used. This 'buys time' for treatment that would not be possible where the Japanese Knotweed was originally located.



# COMMERCIAL PROCESS.

If you are looking to develop or build on land that has Japanese Knotweed, the option of a 5 year (herbicide) management plan is often not viable. This can be down to the time constraints from planners, construction workers, resource availability & financing schedules.

In cases of development, it is also advised by the Environment Agency, that for complete eradication, the entire rhizome of the Japanese Knotweed should be removed from the soil;

and this is especially so when the ground is likely to be disturbed in the construction, building of & extension of homes/industrial & commercial units & the landscaping of grounds.



Japanese Knotweed is classed as 'Controlled Waste' and must be removed by a licensed waste carrier, for cell burial at a licensed landfill.

Landfill depots will not accept any soils/waste from site until they have been classified as either 'Hazardous' or 'Non Hazardous' which involves determining the chemical composition. The results also determine where the waste can be accepted.

Knotweed Services will provide a soil analysis, taking samples from site before works are conducted. Typically, results take up to 5 working days to be received. Alternatively, if classification has been conducted by the principle contractor on site, the certification must be made available to Knotweed Services (UK) Ltd.

All Knotweed Services operatives and technicians are CSCS registered.



Knotweed Services (UK) Ltd offer our clients professional services and options, which are bespoke to individual client's specifications and requirements. Knotweed Services can supply plant machinery and operatives for the duration of excavation works. Alternatively, we also provide a service to oversee the excavation of Japanese Knotweed using the principle contractors plant and operatives which helps to reduce costs.



# **CASE STUDIES.**

## **RESIDENTIAL CASE STUDY.**





## Main Management Objectives:

Eradicate Knotweed from residential driveway

Satisfy lenders requirement so that they could sell their house

Prevent damage to boundary wall

## Management Plan Approx Costs: £2,500.00

Site Size:

10 m<sup>2</sup>

Location:

Norwich

Techniques:

Crown removal, herbicide application

Off season cane removal

### BACKGROUND

Knotweed Services (UK) Ltd were asked to survey a property with suspected Japanese Knotweed growth on a driveway. The client was intending to sell their property but was concerned it would struggle to sell with the Knotweed.



### SITE SURVEY

During our site survey we identified the Knotweed was growing adjacent a brick built boundary wall. This was key evidence for deciding this property was a RICS Category 4 problem. We proposed to undertake a 5 year herbicide treatment plan (3 years treatment and 2 years monitoring). As with all of our works, we also provided a 10 year insurance backed warranty.



### TREATMENT

We began herbicide treatment soon after the survey. We used a combination of stem injection, foliar spraying and leaf wiping at strategically chosen times during the season. During the winter we came back and removed the dead canes to reduce the visual impact of the Knotweed. We also removed the crown to reduce the underground biomass.



### RESULTS

We are now in the monitoring period but haven't seen any growth since the first season, no damage has been done to the wall and the client successfully sold their house! Japanese Knotweed can be dealt with, act early and get professional help!

# COMMERCIAL CASE STUDY.

## Management Plan Approx Costs: £11k

**Main  
Management  
Objectives:**

Continue with  
development schedule  
with minimal disruption

Have Knotweed  
eradicated as  
soon as possible

**Site Size:**

2500 m<sup>2</sup>

**Location:**

East Midlands

**Techniques:**

Excavation and disposal membrane barrier

### BACKGROUND

Knotweed Services (UK) Ltd were contacted by the client to organise a site survey of a development site. Another Knotweed company had begun works already but the client decided to move company. The developer aimed to continue with their schedule but with a slightly revised time plan.

They plan to build 10 houses on a previous brown site within 2 years. Consequently, we aimed to eradicate the Knotweed from the site within 3 months, minimising disruption.

### SITE SURVEYS

The first and arguably most important stage of any successful management plan is to assess the extent of the problem. Until this was fully understood we recommended to the clients that site works ceased. Once we identified the above ground Knotweed we fenced of the infested areas so that other site

works could continue. This prevents disruption to tight develop schedules. In addition to the fencing all contractors working on site were given a briefing by our staff on Japanese Knotweed. Areas covered included how to prevent it spreading and a health and safety brief.

### MAPPING

The mapping stage of our plans is crucial to preventing spreading of the Knotweed. We created detailed maps with clear working routes and areas for stockpiling contaminated and non-contaminated soil (Figure 1).

### TREATMENT

The next key step was communication with the client. We made sure that we fully comprehended the client's proposals and time-lines as this dictated the type of treatments we could undertake. From this we were able to deduce that a supervised

excavation (Figure 3) and off-site removal was the most appropriate treatment option. All site operations (e.g. tree felling and excavation) occurring in the fenced zones were supervised by one of our trained operatives.



Figure 1 - Site map showing Knotweed zones, rhizome extent, proposed tipper and stockpile routes.

Specifications	Hy-Tex Root Barrier C3 (solar black)
Material	Triple coated, reinforced, impermeable, polyethylene barrier membrane
Elongation	md 25% cd 20% [EN ISO 10319]
Puncture Resistance	4,500 [EN ISO 12236]
UV Stabilisation	400 kLy
Life Expectancy	> 50 years in natural soils with a pH between 4 and 9

Table 2 - Membrane used on site for vertical and horizontal root barriers (Hy-Tex LTD, 2015).

## EXCAVATION

We then proceeded to excavate the infested soil. The soil was transferred to the stockpile and then to removal trucks with retractable covers to prevent spreading to clear areas. Before leaving site all trucks tyres were treated with herbicide to create a chemical barrier (Figure 2). The waste was carted to a specialist contaminate waste landfill site. All working areas and plant used for the exaction were also treated after

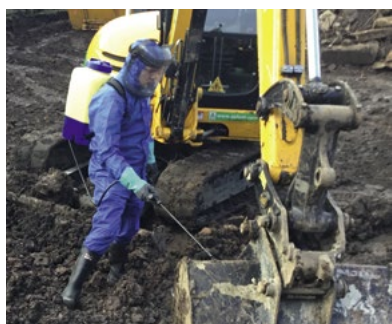


Figure 3 - Spraying a herbicide chemical barrier to a wagon before it leaves site.

completion. This method provided a quick solution to Knotweed eradication which is why it was the most suitable for the client.

## BARRIERS

Specialist membranes were used across the site to protect areas from future Japanese Knotweed growth. We used the Hy-Tex Root Barrier C3, solar black (Table 2).

**Horizontal Barriers** – The membrane barrier was in-stalled 2m under all of the proposed building and road footprints impacted by Japanese Knotweed. This prevents any dormant Knotweed from emerging in the future. The membrane will prevent Knotweed growth in the area for up to 50 years. The environment agency dictates this longevity since rhizome fragments can re-main dormant in soil for up to 20 years (Environment Agency, 2013).

**Vertical barriers** – For some areas Knotweed was found near the site boundary. Because the client did not have permission to treat this area full excavation was not possible.



Figure 2 - Supervised excavation of Japanese Knotweed rhizome.

In these cases we installed a vertical membrane. This prevents the lateral encroachment of Japanese Knotweed from the neighbouring land.

## INSURANCE BACKED GUARANTEES (IBG'S)

Knotweed Services (UK) Ltd offer their insurance backed guarantees through Guarantee Protection Insurance Ltd (GPI). GPIs primary and founding product was IBC's and they are the industries leaders in Japanese Knotweed insurance. The package we recommended for this project was:

“ Designed to provide cover in the event that the insured remedial works fail, during the period of insurance, and the contractor has ceased to trade and is unable to honor claims on the written guarantee.

(GPI, 2017).



# EARN MONEY WITH KNOTWEED SERVICES.\*



## THROUGH OUR JAPANESE KNOTWEED REFERRAL SCHEME

If you know someone suffering with a Japanese Knotweed infestation, get in touch with us (or ask them to contact us) so we can help them.

As a thank you for introducing us, we'll give you up-to **£200** in **Amazon** vouchers.

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Call us on: **0800 689 4146**  
or **0121 720 0695**.

\* Terms and conditions apply – please get in touch to find out more. All communication is strictly confidential.

# CLIENTS AND ACCREDITATIONS.

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## SOME OF OUR CLIENTS

savills

SpellerMetcalfe

DIXONS

*M.V. KELLY LTD*

WiseMove  
Estate Agents

REDROW



oulsnam  
Robert Oulsnam and Company

group  
plc

gleeds<sup>G</sup>

Dignity<sup>®</sup>  
WITH DISTINCTION

GDC  
GROUP LTD

bam  
nuttall

StP@ul's

FINE & COUNTRY

CaldecotteGroup G

+ Hundreds of residential customers!

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## OUR ACCREDITATIONS



# FREQUENTLY ASKED QUESTIONS.

**Q:** If I am selling my house, do I have to disclose the presence of Japanese Knotweed to the buyer?

**A:** In the pre-contract enquiry form (TA6) there is a specific question asking the seller 'if the property is affected by Japanese Knotweed?'. If the seller fails to disclose Japanese Knotweed or knowingly falsifies the non-presence of Japanese Knotweed to the buyer, a claim against the seller could be brought before the courts for 'misrepresentation'.

**Q:** Does the estate agent have a duty to disclose Japanese Knotweed on my property?

**A:** Under the consumer protection regulations, agents acting on behalf of the seller have a duty to disclose any "material facts". Guidance to the regulations now includes Japanese Knotweed as a material fact.

**Q:** If there have been previous attempts to treat Japanese Knotweed, does this make subsequent treatment more difficult?

**A:** Unfortunately yes it does. If it has been treated with any kind of pesticide, there is a high possibility the rhizome will go into dormancy, making it more difficult to detect the scale of the Japanese Knotweed infestation & to give the infestation the appropriate amount of treatment in subsequent visits.

If there have been attempts at digging or removing the Japanese Knotweed, it will be very difficult to recognize the original extent and spread of the plant.

**Q:** What is the likelihood of dormant rhizome being present in the ground?

**A:** Rhizome dormancy can be induced by incorrect herbicide application. Where dormancy exists the Knotweed may look dead above ground (or may not even be visible) but the rhizome system in the ground remains alive ready to send up new shoots when the dormancy is broken.

**Q:** Why can't I disturb the ground after herbicide treatment?

**A:** A 5 year, in-situ, herbicide management plan is essentially a 'control' method which puts Japanese Knotweed into dormancy. As the rhizomes are not being removed from the soil, if the soil were to be disturbed, the Japanese Knotweed would become viable and start to grow again. Disturbing the ground could also fragment the rhizome system, leading to spread and regrowth of the Japanese Knotweed.

**Q:** Can I build over previously infested land which has been treated with herbicide?

**A:** If you are looking to redevelop/landscape or disturb the ground, complete removal (excavation) of the Japanese Knotweed is advised.

**Q:** Will there be any disruption to the house / garden whilst the works are carried out?

**A:** Knotweed Services (UK) Ltd will endeavour to keep disruption to a minimum, but inevitably some loss of enjoyment that the property and garden provides will be experienced. The amount and duration of disruption can depend on the treatment method adopted.

**Q:** What precautions do we need to be aware of where herbicides are applied?

**A:** To minimise spread, if you cannot control access, fencing and warning signs should be used to prohibit unauthorised access into the affected area.

During application of herbicide, please keep persons and pets out of the area. The herbicides used are not harmful to mammals if used correctly, however unnecessary exposure should be avoided.

Do not allow the above ground Knotweed vegetation to be trampled on, cut down or damaged. Damage to the above ground part of the plant makes the treatment using herbicide less effective. In certain circumstances it can also lead to further spread.

You should also notify all relevant parties with access to the infestation that the cutting down/pulling out of any Japanese Knotweed is not permitted during a treatment programme as to do so would severely hinder the control of the Japanese Knotweed, or worst case scenario cause new infestations to occur.

A 1 metre boundary should be left around the infestation to avoid contaminating surrounding soil.

It is imperative that no Japanese Knotweed is permitted to be disturbed, broken / pulled during an in-situ control programme as this will delay control time-scales and potentially increase control costs in the end.



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For more information we recommend getting in touch. We have been dealing with Japanese Knotweed for many years and know almost all there is to know about it.

We are happy to chat with you about anything Japanese Knotweed related.

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