

Leading the way in
Japanese Knotweed Management



ivm

Invasive Vegetation Management and Treatment Limited

www.knotweed-uk.com



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NEWSFLASH

Following an audit of our business services and procedures we are delighted to announce that IVM are now **fully accredited** to the Property Care Association and the Government endorsed Trustmark Scheme.

This now enables IVM to offer clients additional peace of mind, as treatment projects can now include an optional 10 year insured guarantee in support of the IVM 10 year warranty.

This will assist customers where RICS valuations are involved and the Japanese Knotweed eradication is necessary to obtain mortgage funds/finance approval on sale or purchase of property or land.

Full details see page 21





The problems caused by Japanese Knotweed and how to deal with them

In the last few years leading experts within the Japanese Knotweed industry working closely with the Royal Institute of Chartered Surveyors, major lenders, building societies, the Property Care Association, insurance underwriters and more recently revised Government regulations have combined to both resolve and assist private and public land owners with solutions to Japanese Knotweed infestations.

The outcome has been the adoption of advice from the RICS which in turn removes the risk identified by lenders and by the Property Care Association Invasive Weed Group members who now have access to 10 year insured treatment policies. This has been followed by Home Office guidance designed to enforce control and to protect property owners from infestation spread from adjoining land i.e. more specific legislation. The guidance explains how Council officers or police can use community protection notices to “stop or prevent” people allowing growth of Japanese Knotweed if it is causing problems. It is important to understand that the public sector are not exempt from this guidance and local government and public sector land has the same obligations as private.

Individuals who ignore control orders will have committed a criminal offence and can be fined up to £2,500, organisations could be fined up to £20,000.

We hope that this will lead to improved collaboration between neighbours, local authorities and miscellaneous land owners where cross boundary issues have historically been difficult to resolve. Composite treatment programmes between all parties is the sensible way forward.

What would we recommend? The first and obvious question is “Do we need to control or do we prefer to eradicate?”

Assuming the answer is to eradicate then as with most things seek professional advice but choose wisely.

If you choose control then compare the cost of continuous control without defined outcome with the induction of professional expertise and peace of mind for at least 10 years.

There is no singular solution to the problem, it is always dependent upon individual circumstances, usually dictated by other constraints from an infestation in a domestic garden through to a redevelopment programme which requires more immediate actions for the sale of land or a redevelopment proposal with a strict timetable for construction implementation. In the last twelve months we have dealt with a small single stand in a front garden through to a major infestation on a multi-million pound superstore retail development.

Experts within the Japanese Knotweed industry such as ourselves will be compliant with adopted code of practice and can offer options for eradication.

Remember, if you want to know more or simply seek advice then your contact will always be welcomed.

Guide to Japanese Knotweed: If you would like a free copy of our Guide to Japanese Knotweed please email michael@i-v-m.co.uk to request one.

Public Enemy No.1

Japanese Knotweed

A report by The Independent newspaper described Japanese Knotweed amongst the top 100 most destructive species in the world:

“Rare plants and creatures face extinction as vigorous invaders devour everything in their path, conservationists warn...”

Public Enemy No.1

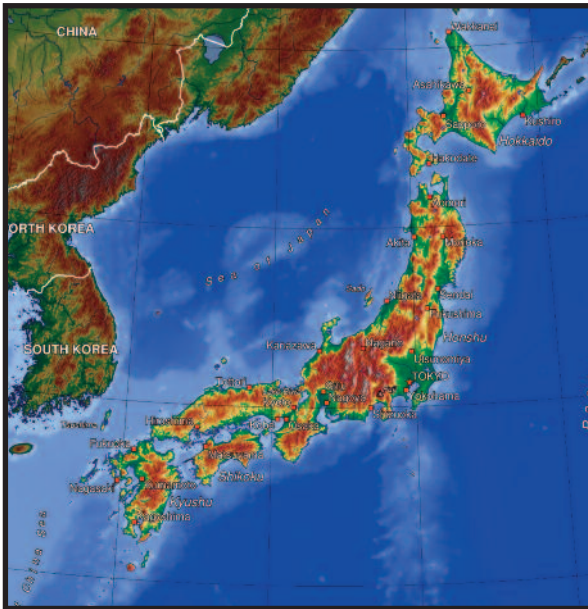
On 15th February 2005, The Guardian reported: ***“Japanese Knotweed (Fallopia Japonica) is our most pernicious weed. It roots up to 3m deep, can regenerate from tiny fragments of plant material and is easily spread in topsoil, garden waste or even vehicle tyres. More than £1bn has been spent trying to control it in the UK but it has no natural enemies and is virtually impossible to stamp out.”***

“The Government’s estimated cost of TOTAL ERADICATION of JAPANESE KNOTWEED from the UK at £1.56bn. It is now probably nearer £3bn.”

Source ‘Foreign Invaders’ BBC Radio 4 – 4th February 2005



History & Background



Captain Blood at en.wikipedia.org

- Japanese Knotweed is native to Japan, Taiwan and Northern China.
- The plant can survive harsh environments, such as acid soils with a pH of less than 4.
- It has a high resistance to sulphur dioxide pollution.
- In Japan the plant forms a natural component of vegetation and is one of the first species to colonise volcanic lava.



Captain Blood at en.wikipedia.org

- Japanese Knotweed was introduced to the UK as an ornamental plant and as a fodder plant.
- A specimen was sent to Kew Gardens around 1885, possibly from P.F. Von Siebold's nursery in the Netherlands.
- The invasive nature of Japanese Knotweed was soon observed and by 1905 the Journal of the Royal Horticultural Society advised against planting.
- Due to the plants root mass it was used for bank stabilisation on canals, road verges and railway embankments.

Dispersal & Regeneration

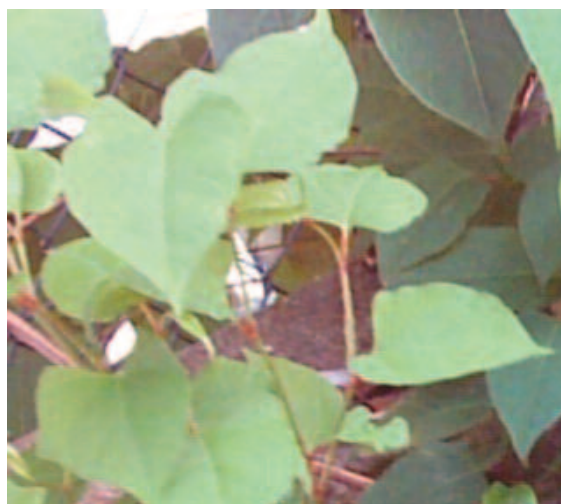
- In the UK all recorded Japanese Knotweed have been female plants. Although we now have a few hybrids.
- Outside of Japan almost all regeneration is therefore exclusively by vegetative means.
- Spreads from rhizome and stem materials.
- As little as 10mm length or 0.7g fresh weight of rhizome can give rise to new plants.
- Stem regeneration can occur successfully in both terrestrial and aquatic media.



Rhizome Regeneration

Basic Facts

- The Scientific name is *Fallopia Japonica*.
- Rapid growing, tall, rhizomatous perennial weed.
- Outside of native range it is an aggressive weed which is now in an invasive mode.
- Easily identifiable at all stages of growth.
- Japanese and Giant Knotweed are members of the Buckwheat Family (*Polygonaceae*) from Asia.
- They have hollow, upright, bamboo-like stems growing up to 3m in height.
- The large, smooth-edged leaves range from heart shaped (Japanese Knotweed) to huge, 'elephant ear' type leaves (Giant Knotweed).



Seasonal Identification

SPRING



- Young red/purple shoots turn green as they age.
- Some plants leaf initially but can also grow 50cm as a straight rod.

SUMMER



- Bamboo-like hollow stems with regular swollen, often red, joints, nodes or knots.
- Stems up to 4cm in diameter and up to 3m in height.
- Leaves are lush green and can be described as heart or shield shaped.

AUTUMN



- Flowers bloom in 80mm-120mm long clusters of small green and white flowers.

WINTER



- Stems turn brittle and brown, flowers die, leaves turn brown/yellow and eventually fall off.
- Usually occurs when the first frost causes leaf fall.

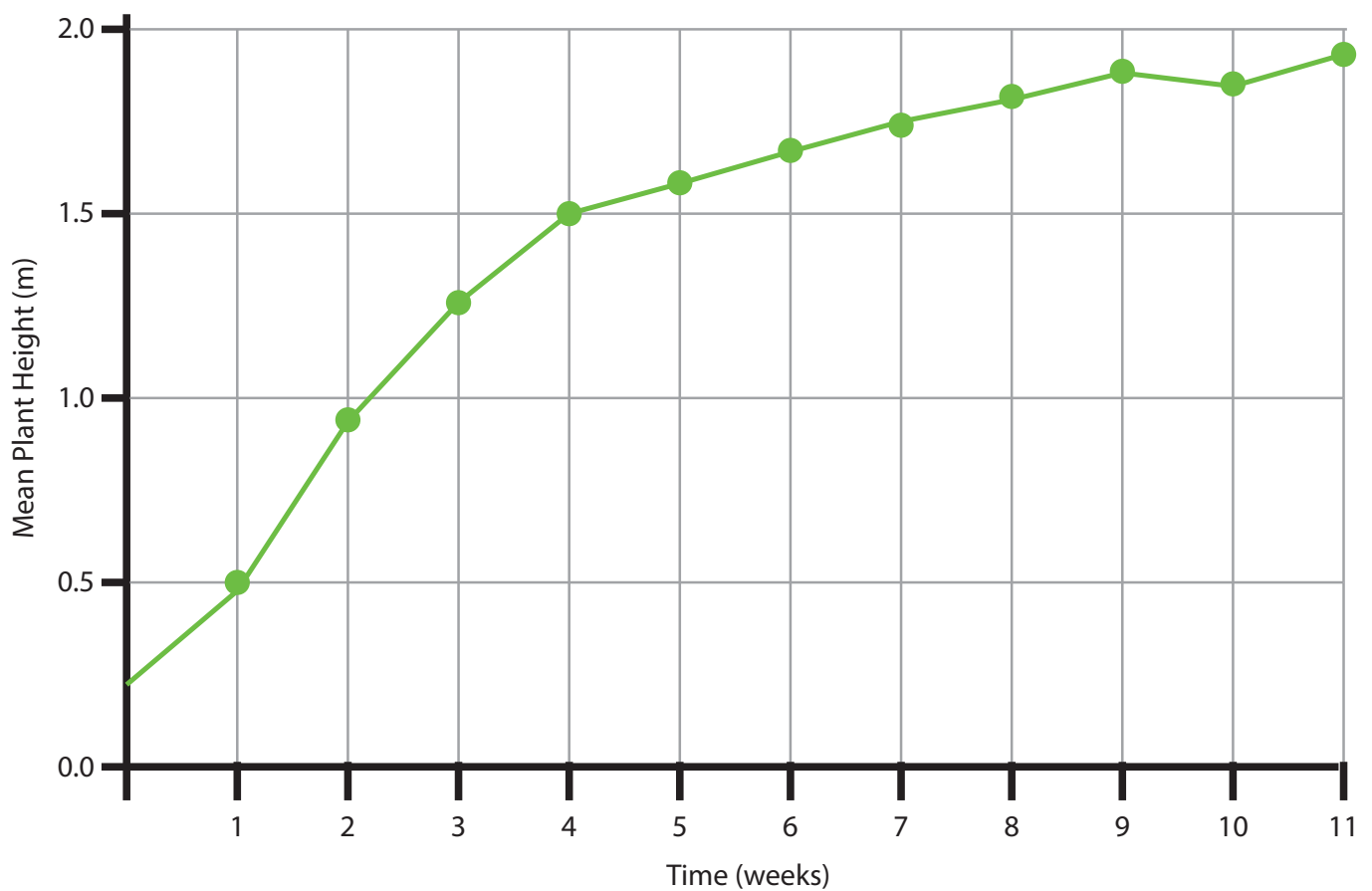
Rhizomes & Crowns

- Strictly an underground stem.
- The stems act as storage organs.
- Buds form at the base of the stems in Autumn.
- In Spring Rhizomes provide nutrient reserves to buds to enable rapid growth of shoots from buds.
- This rapid growth provides an advantage over other species.
- Over time buds adjacent to the old stems will develop into large crowns.
- Once leaves are formed, the flow of nutrients are reversed and photosynthetic products are translocated down to be stored in the Rhizome.
- The Rhizome system can reach a depth of 3m (10ft) and extend 7m (25ft) away from the parent plant.
- Rhizomes range from 5mm to 100mm in diameter.
- Rhizomes are fleshy to woody, and dark brown on outside with an orange centre.



Growth Rate

Mean plant height of Japanese Knotweed
United Kingdom, recorded weekly during the
growing season.



Problems with Japanese Knotweed

NATURE CONSERVATION

- Japanese Knotweed is a successful competitor. The foliage forms a dense canopy which restricts the growth and establishment of native species.
- Japanese Knotweed is able to colonise an area by sending out Rhizomes. The plant eventually replaces existing vegetation.
- The dead foliage stalks persist for 2-3 years producing large quantities of debris.
- Sites designated for wildlife interest can be severely damaged.

RECREATION AND LANDSCAPE

- The height to which Japanese Knotweed grows can reduce visibility on roadsides and railways.
- Access for anglers and walkers along river banks is made more difficult through dense stands.
- In urban areas, stands of Knotweed give an untidy and unkempt appearance, and trap litter which exacerbates the problem.

FLOOD DEFENCE

- In times of flooding, dense stands impede flow and exacerbate flooding.
- River bank inspection is made more difficult in the Summer.
- Rapidly growing Rhizomes and shoots affect the integrity of flood defence structures by breaking flood revetment blocks apart.

- In Autumn or Winter when vegetative growth has died back, bare soil is washed away, increasing soil erosion on river banks.

MAINTENANCE

- Ground and river bank maintenance costs are greatly increased.
- Maintenance by mowing and flailing can result in further spread of plant.

BUILT ENVIRONMENT

- Japanese Knotweed shoots are able to push up through asphalt, damaging pavements, car parks and other public facilities.
- Rhizomes have been recorded penetrating foundations and walls, land drainage works and lifting interlocking concrete blocks.
- Damage is not only costly to repair, but will become a recurring expense unless Knotweed is eradicated.

Example Photographs



Example of
Japanese Knotweed
breaking through
a brick wall



Example of
Japanese Knotweed
destroying a
canal side kerb



Does Japanese
Knotweed spread?



Example of
Japanese Knotweed
destroying a
car park



Strategies for dealing with Japanese Knotweed

IVM offer tailor made eradication programs for Japanese Knotweed, Giant Knotweed, Hybrid Knotweed and Giant Hogweed. All treatments undertaken by IVM are guaranteed.

Invasive Vegetation Management & Treatment Ltd (IVM) offer guaranteed eradication of Japanese Knotweed using the advanced IVM 'FAST' System, this system uses the latest application techniques and scientific research to ensure complete eradication of Japanese Knotweed, Giant Knotweed and Hybrid Knotweed.

Some of IVM's strategies for dealing with Japanese Knotweed.

- The IVM FAST system (Foliage and stem treatment) for complete 100% eradication.
- Herbicidal integrated on site treatment.
- Excavation monitoring to ensure minimal volume to licensed landfill.
- Root barrier systems.
- Stem Injection.

Testimonials

“We went to IVM for help to eradicate Japanese Knotweed located on our Client’s mixed use development sites in Shropshire and Staffordshire. The treatment programme they recommended was thorough and the costs competitive. The warranty provisions impressed us and will accompany the land sale details. Thank you for your excellent service and fast response. We look forward to working with you again in the future.”

Graham Fergus – Property Consultant

Firstcity Ltd – Wolverhampton

Experts for master planning, planning enquiries and applications

“Your operators were efficient and very knowledgeable, arriving when they said they would and carrying out their task in an unobtrusive manner. I was kept in the loop regarding progress and was very happy with the final result.”

Stuart Markham – Facilities Manager

Contemplation Homes Ltd – Hampshire

“I have always found IVM to be a highly professional organisation, offering expert advice and completing all work to a high standard at the price quoted.”

Vince Buchanan – Green Space Contract Manager

London Borough of Lewisham Council

“We have had the pleasure of working alongside the team from IVM on a number of occasions and we are proud to thank IVM for their support. We have found that their professionalism, attention to detail and understanding of invasive weed eradication within the building and construction industry to be invaluable.”

Darren Howson – Managing Director

Red Materials Ltd

Established, national land remediation contractors

“IVM delivered their promise and eradicated the Japanese Knotweed, delivered to the agreed program and we would use them again.”

Geoff Cross – Director

TCH (UK) Ltd – Birmingham

UK’s leading manufacturer of equipment to the police force

“Sites have been treated by IVM using the ‘Fast’ System. We have found this system to have a 100% success rate in eradicating Japanese Knotweed within the desired timescale”

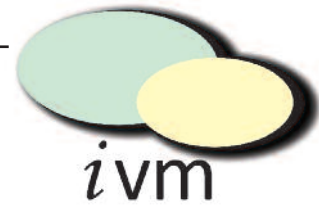
Lief Law – Quality and Performance Manager

Lewisham Homes, London

For further information please enter your details on our website or contact one of our team members to receive our monthly news updates.

www.knotweed-uk.com

Optional insured Guarantees



1. 10 Year treatment insured guarantee in support of the 10 year warranty issued by IVM

Frequently Asked Questions and answers

Q. Who offers the guarantee?

A. IVM are members of the Property Care Association and Government endorsed Trustmark Scheme. Insurances are exclusive to accredited members. IVM offer the guarantee through Guarantee Protection Insurance Ltd, (GPI) who are an FSA approved and regulated insurance company, UK domiciled.

Q. Do i need a (GPI) guarantee?

A. No, it is not compulsory but in recent years banks and mortgage lenders expect the presence of Japanese Knotweed to be noted on any RICS valuation report. There is no blanket policy for lenders, and the individual lenders will take into account a range of factors when considering funding approval. IVM as members of the Property Care Association Invasive Weed Working Group have advised and worked on the RICS recently published information paper and the existence of an insured policy will assist current or future property sales.

Q. What is the process?

- A. 1. The customer pays the premium to IVM.
2. IVM notifies (GPI) to set up the policy and pays the premium.
3. (GPI) then issues a letter to the customer / beneficiary of the policy confirming IVM is a registered member, confirms payment of premium has been made and that the policy will be issued when IVM has completed the treatment works and issued the IVM 10 year warranty.

Midland Office:

Hilltop,
11 Ley Rise,
Sedgley,
West Midlands DY3 3EU
Tel: 07843 017974
contact Kevin Alderwick
kevin@i-v-m.co.uk

Cambridge Office:

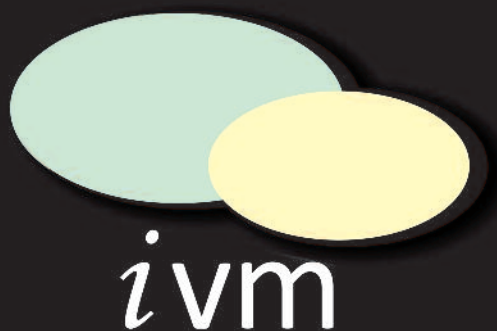
118 Greenhaze Lane,
Great Cambourne,
Cambridge CB23 5BH
Tel: 07977 134723
contact Patrick Horsley
patrick@i-v-m.co.uk

Somerset Office:

Hillcombe House 8,
West Street,
Ilminster TA19 9AB
Tel: 07889 634237
contact Michael Wiehahn
michael.wiehahn@i-v-m.co.uk

Head Office, Accounts & Admin:

77 High Street,
Coleshill,
Birmingham B46 3AG
Tel: 0121 366 8916
Tel: 07836 321219
contact Michael Alderwick
michael@i-v-m.co.uk



Leading the way in **Japanese Knotweed Management and Treatment**
throughout the United Kingdom

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Company Registered in England No. 6381111 • VAT Reg No. 920 6549 28

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