



Factsheets

Why is Japanese knotweed a problem?



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Do I have Japanese knotweed in my garden?

Japanese knotweed appears differently throughout the seasons,

it can grow to a height of two-three metres in just one season.



Spring

The fastest growth is during spring. New shoots that emerge are red/purple and can look like asparagus spears. The leaves are normally rolled up and dark green or red in colour.

Summer

Semi-dense coverage of lush green leaves of a shovel shape up to 20cm across. A zig-zag stem pattern resulting from a single alternate stem growth per node. Flowering in late summer with small clusters of white flowers.



Autumn

Leaves will begin to turn yellow and some leaves will begin to wilt.

Winter

The weed is dormant during winter. The leaves turn yellow/brown, die and fall off. The canes can remain in place and become dark brown in colour and brittle.



Why is Japanese knotweed a problem?

Since its introduction to the UK, Japanese knotweed has impacted on the UK's eco-systems and caused damage to buildings, walls, hard standing, drainage systems and flood defences.

The risk of structural damage in combination with the loss of quiet enjoyment (loss of amenity use) caused by Japanese knotweed to a property can diminish its value. Many mortgage lenders will only lend on a property affected by knotweed if there is a Knotweed Management Plan (KMP) in place by a recognised Japanese knotweed eradication company.

Japanese knotweed is an aggressive and invasive species of plant that costs landowners, local authorities and building developers thousands of pounds each year in removal fees and project delays.

Its rhizomes can grow to a depth of more than 2 metres, and have been recorded extending up to 7 metres from the parent plant. Herbicide treatments can successfully control and kill surface growth but may leave some deep or dense rhizome material in a viable but dormant state for up to twenty years.

It is possible that dormant knotweed can re-grow, especially if the contaminated ground is disturbed. Excavation of Japanese knotweed is therefore the recommended solution where there is a planned change of land use.

Japanese knotweed and the law

If the seller of a property does not disclose the presence of knotweed on the Law Society Property Information TA6 Form during the purchase of the property, the seller could be guilty of misrepresentation.

Under the Anti-social Behaviour, Crime and Policing Act 2014, councils can serve a notice (known formerly as an ASBO) on those failing to control knotweed. It is against the law to plant or otherwise cause knotweed to grow in the wild under Section 14 of the Wildlife and Countryside Act 1981.

In accordance to the Environmental Protection Act and Duty of Care regulations knotweed material and soils contaminated by knotweed [dead or alive] are classified as controlled waste if removed from site.

It is the responsibility of the property owner to manage, control and treat any potential Japanese knotweed problem.

What's next?

You need to seek specialist advice from a RICS surveying firm or contact:

Invasive non-native Specialist Association (INNSA)

The Old Rectory
Thornby
Northamptonshire
NN6 8SN

info@innsa.org
T 0800 1300 485



The Property Care Association (PCA)

11 Ramsay Court
Kingfisher Way
Hinchingbrooke
Business Park
Huntingdon
PE29 6FY

pca@property-care.org
T 0844 375 4301
F 01480 417587



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Japanese Knotweed Ltd is a leading specialist you can rely on for the survey and removal of Japanese knotweed. We have a proven track record for working successfully on residential and commercial sites throughout the UK.

Our highly knowledgeable and skilled staff provide a comprehensive service and are committed to providing the highest level of customer care.

We provide Surveys and Knotweed Management Plans, including for long term chemical treatment, guarantees and immediate excavation options. Our remedial methods are tailored to each site and provide sensible and efficient eradication solutions to meet all requirements.

We are raising awareness of invasive and injurious weed issues and help clients find legal assistance in cases of Japanese knotweed encroachment.

DO YOU have Japanese knotweed at your property or site?

DOES YOUR neighbour have knotweed?

ARE YOU trying to sell or remortgage but are having difficulty obtaining lending?

0333 241 4413

info@knotweed.co.uk

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www.japaneseknotweed.co.uk



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We accredit 118,000 professionals and any individual or firm registered with RICS is subject to our quality assurance. Their expertise covers property, asset valuation and real estate management; the costing and leadership of construction projects; the development of infrastructure; and the management of natural resources, such as mining, farms and woodland. From environmental assessments and building controls to negotiating land rights in an emerging economy; if our members are involved the same professional standards and ethics apply.

We believe that standards underpin effective markets. With up to seventy per cent of the world's wealth bound up in land and real estate, our sector is vital to economic development, helping to support stable, sustainable investment and growth around the globe.

With offices covering the major political and financial centres of the world, our market presence means we are ideally placed to influence policy and embed professional standards. We work at a cross-governmental level, delivering international standards that will support a safe and vibrant marketplace in land, real estate, construction and infrastructure, for the benefit of all.

We are proud of our reputation and we guard it fiercely, so clients who work with an RICS professional can have confidence in the quality and ethics of the services they receive.

United Kingdom RICS HQ

t +44 (0)24 7686 8555
f +44 (0)20 7334 3811
contactrics@rics.org

Media enquiries
pressoffice@rics.org

Ireland

t +353 1 644 5500
f +353 1 661 1797
ricsireland@rics.org

Europe

[excluding UK and Ireland]
t +32 2 733 10 19
f +32 2 742 97 48
ricseurope@rics.org

Middle East

t +971 4 446 2808
f +971 4 427 2498
ricsmenea@rics.org

Africa

t +27 11 467 2857
f +27 86 514 0655
ricsafrica@rics.org

Americas

t +1 212 847 7400
f +1 212 847 7401
ricsamericas@rics.org

South America

t +55 11 2925 0068
ricsbrasil@rics.org

Oceania

t +61 2 9216 2333
f +61 2 9232 5591
info@rics.org.au

North Asia

t +852 2537 7117
f +852 2537 2756
ricsasia@rics.org

ASEAN

t +65 6635 4242
f +65 6635 4244
ricssingapore@rics.org

Japan

t +81 3 5532 8813
f +81 3 5532 8814
ricsjapan@rics.org

South Asia

t +91 124 459 5400
f +91 124 459 5402
ricsindia@rics.org