

JAPANESE KNOTWEED™ TO BE IGNORED

SITE REFERENCE
S023296

CLIENT
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SITE ADDRESS
Honeysuckle Cottage, Stoner Hill Road, Froxfield, Petersfield, Hampshire, GU32 1DX

Knotweed Management Plan drafted in accordance with the; Environment Agency 'Treatment and disposal of invasive non-native plants: RPS 178', and 'Property Care Association's (PCA) Code of Practice's for the Management of Japanese knotweed and Invasive Non-Native Plants'.



**KNOTWEED
MANAGEMENT
PLAN**

**RESIDENTIAL HERBICIDE
TREATMENT GUARANTEE**

Private & Confidential

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SPECIALIST CONTROL SERVICES | SURVEY | TREATMENT | REMOVAL | GUARANTEE

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Version 1.0 – 17-02-2025 - Private Knotweed Management Plan

KNOTWEED MANAGEMENT PLAN

Japanese knotweed is an invasive and resilient weed. Its rhizomes (roots) can grow to a depth of 2m or more. Even after herbicide treatment has effectively controlled the aerial and surface growth, the deep underground rhizomes can remain in a viable state. It can re-grow emerging of its own accord at any time, and especially if the contaminated ground is disturbed. The presence of knotweed can disrupt maintenance and amenity use of the property and if left untreated for a number of years, it has the potential to cause material damage to structures including drains, paths, driveways and walls. **For this reason, it should not be ignored.**

We found Japanese knotweed to be affecting your property, and a 10 Year Knotweed Management Plan (KMP) is recommended. It is ideal for buyers and sellers, as well as homeowners. It provides a long term professionally delivered herbicide treatment programme that is accepted by most lenders. Japanese Knotweed Ltd is a member of the **Property Care Association (PCA)** Invasive Weed Control Group and we will ensure that the knotweed problem is managed in accordance with industry Codes of Practice and government regulations.

If you are aware of any plans to disturb the knotweed area (i.e., landscaping, extension, or development) please contact us as excavation methods will be required as opposed to herbicide control.

10 YEAR KMP – THE ALL-INCLUSIVE SOLUTION

Specialist Japanese Knotweed Report and Site Plan (part of your plan documentation)	✓
Herbicide Treatment Visits (treatment of active plant growth)	✓
Winter Brown Stem cutting for the first 2 Winter Seasons, if required (*)	✓
Monitoring Visits (inspections for regrowth)	✓
Guarantee Period (commences following the final scheduled monitoring visit) [Note 1]	✓
Guarantee Insurance (by QANW Insurance Backed Guarantee) [Note 1]	✓
SUBTOTAL COST (Excluding VAT):	£3,233.83
Inclusive first visit general vegetation access cutting (**).	N/A
TOTAL COST (Excluding VAT):	£3,233.83
Discount that can be applied, subject to upfront payment.	5%
Insurance Backed Guarantee Premium	£56.00
OPTIONAL EXTRAS (Excluding VAT):	
3-Year Neighbouring high risk knotweed treatment (***) [Note 1] (Visits in-line with the first 3 years of scheduled visits to your property)	N/A
Removal of Brown Winter Stems (cost per season). (collection and removal of the cut stem material from our winter cuttings)	Price on request
Watching Brief to works by others within treatment areas. (****) (for planned or reactive works within knotweed bio-security risk areas)	Price on request

[Note 1] QANW Insurance Backed Guarantee (IBG) Policy: If Japanese knotweed is found to be present in neighbouring land/property, within 3m of the boundary of your property, it presents an encroachment risk. If neighbouring knotweed were to encroach into and grow on your property within your guarantee period, it will invalidate the Guarantee and IBG policy. To help protect against this possibility it is recommended that you instruct us to treat any offsite knotweed within 3m of your property boundary or seek agreement that the neighbour will instruct a treatment plan of their own.

KNOTWEED MANAGEMENT PLAN PRICE NOTES:

(*) Winter Brown Stem Cutting

Winter brown/dead stem cutting involves cutting and mulching down the desiccated brown winter knotweed stems on site, to increase the efficacy of spray treatments carried out the following growing season (by removing issues such as spray shadow caused by the dead stems).

The winter dead stem cutting will only be carried out if we identify pre-winter that there is a need to undertake the cutting. There is no reduction in programme cost for not undertaking any scheduled winter cutting work.

Winter dead stem cutting is only provisionally scheduled for the first two years of the plan, when tall stems may still be produced by the plant before the effects of the herbicide prevent tall stem growth production.

If we identified a programme need, or if it were desired by the client/site manager/occupier, to complete further winter stem cutting, this will be priced as extra works during our contract period.

() First Visit General Vegetation Access Cutting [non-knotweed vegetation]**

If shown as inclusive to the plan cost, we have assessed a need from our survey/investigations to cut down general non-target vegetation on the first visit to gain access for target plant treatment. The cut material will be sectioned/mulched and left in-situ, not removed from site unless specifically stated or included as an extra cost.

We will only price general vegetation management for the first visit. We don't know how much, if any, general vegetation mgmt. will be needed after the first visit during a 5 or 10 year plan duration. We therefore don't include general vegetation mgmt. throughout the programme as standard in our plan cost, to avoid overcharging the client for potentially unrequired work.

Instead, if there is a need for general vegetation mgmt. during the plan duration this will be identified by our area technician visiting the site and quoted to the client as additional works at that time.

(*) High Risk Neighbouring knotweed treatment**

Japanese knotweed growth identified off site within 3m of the subject property boundary would be identified as high risk, due to the potential for encroachment into the subject property if not controlled.

When identified, for the reasons of providing an encompassing approach to the management of knotweed, and to avoid the risk of invalidating the IBG on a 10-year plan option (triggered by encroachment occurring into site, from off-site knotweed) we recommend where possible including the treatment of offsite high risk knotweed areas.

Subject to a neighbouring property access agreement being in place, for the first 3 years of your plan, we will treat the adjacent high-risk knotweed when visiting your property in accordance with the visit schedule.

The off-site high risk knotweed treatment period can be extended after 3 years if required (price on application), or alternatively a price for separate 5 or 10 year KMP to the neighbouring property can be provided to cover all/any knotweed present and provide the option of multi-property KMP discount to both the subject property and neighbouring property owner plans.

(**) Watching Brief**

Our watching brief can provide bio-security control expertise ensuring that any works undertaken by others within the knotweed treatment/risk areas is monitored. Ensuring no knotweed is spread further on site, or accidentally removed from site which would contravene environment protection laws.

HOW TO ORDER YOUR KMP (PAYMENT OPTIONS)

We offer two ways to pay for your Knotweed Management Plan. The default is with staged payments, with an alternative discounted option to pay upfront in full.

Please also read the Payment Options section with our Terms and Conditions included with this report.

Payment Option 1: The Knotweed Management Plan can be paid for in 4 separate stage payments.

The following invoices for payment will be raised as the works progress (all costs shown exclude VAT):

10YR KMP	1st Year	2nd Year	3rd Year	4th Year
Amount (Excl. VAT)	£1,293.53	£646.77	£646.77	£702.76

The 1st Year Invoice will need to be paid for in advance to confirm the order.

The subsequent invoices are issued on the 12th, 24th and 36th months of the plan.

The final payment includes the cost of the IBG insurance premium.

Management plan documentation and guarantee certificate is provided following full and final payment.

We would invoice the onsite and offsite payments together under one invoice.

All costs shown exclude VAT, which will be payable at the prevailing rate at time of invoicing.

Option 2: The Knotweed Management Plan can be paid for in full upfront.

If you wish or need to (to obtain the validated KMP documentation) you can pay the total cost of the KMP upfront. Doing so will entitle you to a discount on the plan cost.

5% DISCOUNT

10YR KMP **£3,128.14** will be the total amount payable after discount Excl. VAT.

Full payment to be made upfront upon order, to qualify for the discount.

The shown discounted cost includes the Guarantee Insurance premium (which is not subject to discount).

Following full payment, you will receive validated plan documentation, including a validated Guarantee Certificate.

We will also apply for your Guarantee Insurance for which you will receive your confirmation directly from the insurance company, QANW.

YOUR KNOTWEED MANAGEMENT PLAN INCLUDES:

SPECIALIST JAPANESE KNOTWEED SURVEY SUMMARY

We have been instructed to undertake a survey of the property, to determine to the best of our ability the presence of the non-native invasive plant 'Japanese knotweed' or hybrid. The site survey was undertaken by **Japanese Knotweed Ltd** on **09 June 2025**. The findings of this survey are collated from a visual inspection only. The survey has established:

1	Location	See survey target weed descriptions, for locations descriptions within the site/property.
2	Access to the Knotweed	At the time of the survey, there was adequate access to all of the onsite knotweed areas.
3	High Risk Area (Moderate to high-risk area of rhizome presence)	The onsite visible knotweed area measures 188.64 square metres. A 3m area of ground surrounding the visible extent of growth is also at a moderate to high risk level of containing the plants underground rhizomes. The visible knotweed area plus the 3m area is referred to as the 'high risk area'.
4	Treatment Area (Defined area for Guarantee and Insurance purposes)	A 7m area of ground surrounding the visible extent area of growth, within the subject property boundary, is defined as the 'treatment area', where costs for re-treatment of knotweed (subject to terms) is covered under our Guarantee.
5	Property Affected by Knotweed	Visible Japanese knotweed has been recorded on-site or off-site within 3m of the property boundary. The property is classed as affected by knotweed upon selling (The Law Society Property Information Form, TA6).
6	Property Use Impact	In our opinion there is loss of free unimpeded use of the property due to the presence of Japanese knotweed.
7	Damage to Property and Walls	There were no visible signs of material damage to the property/outbuildings or garden walls either caused or exacerbated by Japanese knotweed.
8	Damage to Drains and Services	There were no visible signs of material damage to the drains or services either caused or exacerbated by Japanese knotweed.
9	Damage to Patios, Paths and Driveways	There were no visible signs of material damage to patios, pathways or driveways either caused or exacerbated by Japanese knotweed.
10	Adjacent Land/Property	At the time of survey we had no access or view to the neighbouring properties. If neighbouring knotweed grows into your property, it can increase treatment costs or invalidate your guarantee and guarantee insurance policy. See Terms and Conditions. To avoid these possibilities, we recommend off-site high-risk knotweed is also treated.
11	Encroachment Risk	The knotweed is 4 metres from the site boundary. Knotweed within 3m of a site boundary presents an encroachment risk to neighbouring properties.
12	Watercourse	There is no target weed growing in a watercourse or water body nor on the banks of or next to a watercourse or water body.

JAPANESE KNOTWEED PROPERTY IMPACT ASSESSMENT

REMEDiation SPECIALIST GUIDANCE: PROPERTY USE AND COST IMPACT

If any part of the ‘high risk area’ is present within the boundaries of the property, there are significant impacts:

- **The property must be declared as ‘affected by knotweed’**, upon selling the property (as prescribed in The Law Society, Property Information Form, TA6). This can affect desirability of a property to would-be buyers and in some cases result in diminution of the property’s value.
- **Free unimpeded use of the property will be lost**, within the high-risk area. There will be severe restrictions on activities and use of this area. If ignored this can result in spreading the plant, incurring additional costs for treatment, waste removal costs, fines and even litigation claims from neighbours.
- **Common law litigation claims for encroachment of knotweed** may apply where the visible above ground extent of growth is within 3m of the property boundary. There will be a case for private nuisance if proved on the balance of probability that knotweed has encroached from one property to another. This is applicable to the underground spread of rhizome, not just the above ground visible extent of growth!

RICS GUIDANCE: LENDING PURPOSES ASSESSMENT

RICS UK Guidance Note ‘Japanese knotweed and residential property’, 1st Edition 2022 is **only** intended for the use of registered/chartered surveyors in undertaking residential property surveys or valuations, to provide appropriate initial advice on knotweed impact for mortgage lending or pre-purchase purposes.

When advising for non-lending purposes, chartered surveyors should advise their clients to seek advice from a remediation specialist such as ‘**Japanese Knotweed Ltd**’ on the appropriate action to take.

RICS UK Guidance Note: Japanese knotweed Management Category Assessment

Management Category	Visible Knotweed Location	Criterion	Assessment for Lending Purposes	Assessment for Non-Lending Purposes
A	On-Site	Causing material damage to a built structure.	Recommend mortgage retention pending specialist remediation contractor report.	Client to seek advice from a remediation specialist on appropriate action.
B	On-Site	Likely to prevent use of or access to amenity space.	Recommend mortgage retention pending specialist remediation contractor report.	Client to seek advice from a remediation specialist on appropriate action.
C	On-Site	Present but not causing criterion issues A or B.	Recommend no mortgage retention required for lending purposes.	Client to seek advice from a remediation specialist on appropriate management.
D	Off-Site	On adjoining land within 3m of the subject property boundary.	Recommend no mortgage retention except in exceptional circumstances.	Client to seek advice from a remediation specialist on possible encroachment and management.
N/A	Without prior knowledge of a Management Category being assessed for the property we would advise that this management category ‘ may ’ apply in this case.			

*Japanese Knotweed Ltd **cannot** provide mortgage lenders with valuation and lending assessment advice. Japanese Knotweed Ltd can therefore only provide a ‘subjective’ assessment as to which RICS Management Category may apply to knotweed observed affecting a property. A registered/chartered property surveyor assessment will be needed to provide valuation and lending advice.

KNOTWEED SURVEY DETAIL: SUBJECT PROPERTY

The subject property is a soft landscaped paddock. The field is generally flat and laid to grass. The perimeter of the site is lined with mature trees and hedging. Access to the site is currently via a tree lined lane and through three gates.

Image 1: Site Entrance



Image 2: General Site Layout



Image 3: General Site Layout



Image 4: General Site Layout



Image 5: General Site Layout



Image 6: General Site Layout



The knotweed contaminated areas affecting the property are as detailed below:

Japanese knotweed area (JK1)

This is a stand of Japanese knotweed measuring approximately 188.64 sq. Metres.

JK1 is a large area of peppered knotweed growth located in the corner of a soft landscaped paddock. The knotweed is semi-mature but short in nature. There was no old canes or evidence of crown material. The peppered nature of the knotweed indicates a fragmented root system likely caused when it was dumped and spread over the field.

Image 7: JK1



Image 8: JK1



Image 9: JK1



Image 10: JK1



KNOTWEED SURVEY DETAIL: ADJACENT PROPERTIES

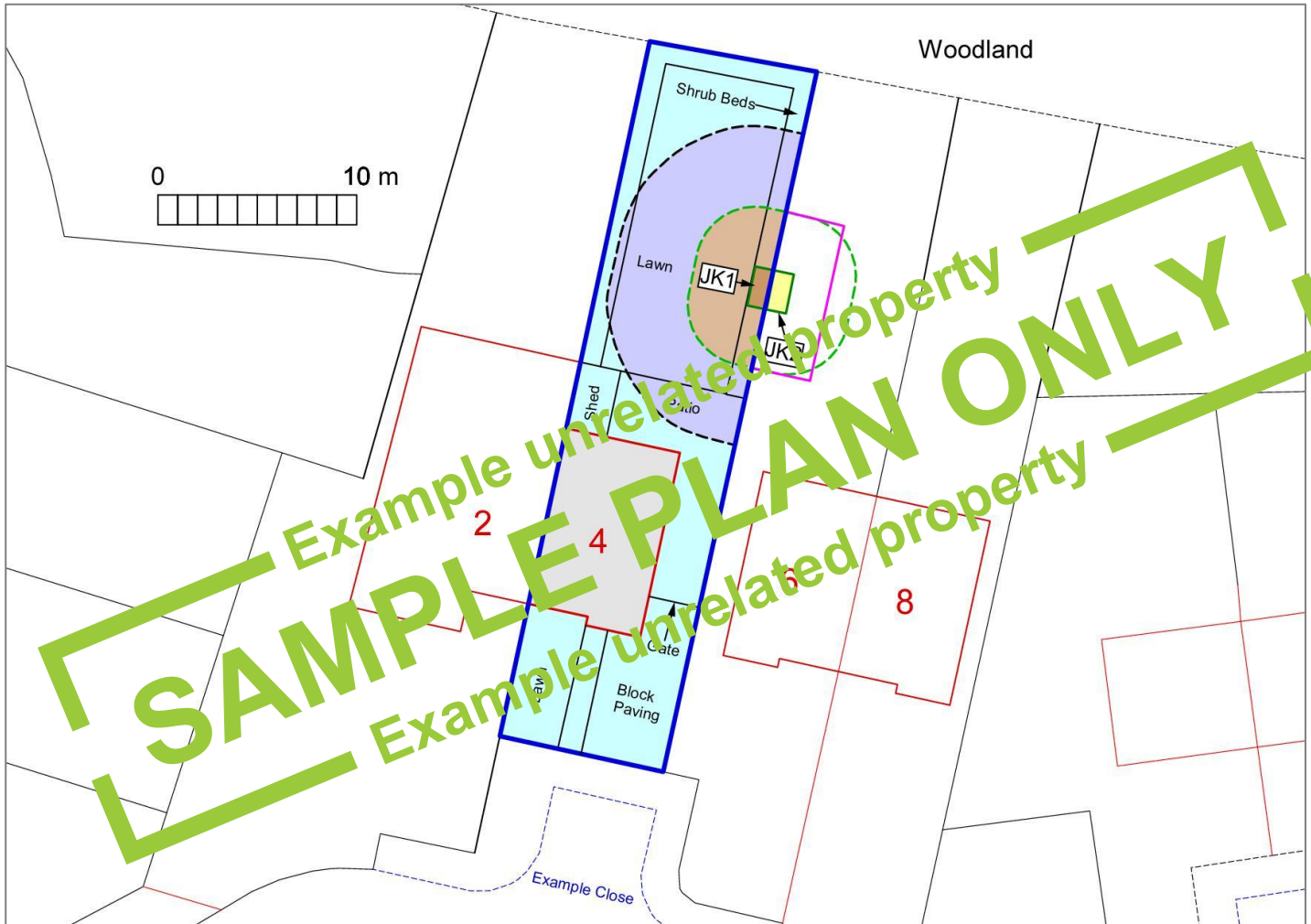
At the time of our survey, we did not have clear view or full access into all the neighbouring properties, from our vantage point there was no clearly visible knotweed.

IMPORTANT NOTES

The area of visible above ground stems and crowns is not indicative of the underground rhizome spread/contaminated area. The true extent of the contaminated area will always be greater than the visible evidence and further knotweed growth could appear anywhere within the contaminated area and possibly elsewhere within the risk zone.

SITE PLAN SHOWING KNOTWEED TREATMENT ZONES

Upon ordering a Knotweed Management Plan we will provide you confirmation of the operational programme of works and a property specific CAD knotweed treatment zone site plan (the below is an unrelated property sample plan to provide you an example of what your plan would look like).



KEY			
	Subject Property and the Boundary		Visible Knotweed Area (Neighbouring Property)
	Visible Knotweed Area (Subject Property)		3m High Risk Area (Neighbouring Property)
	3m High Risk Area (Subject Property)		Neighbouring Property Treatment Areas (if instructed)
	7m Treatment Area (Subject Property)		

IMPORTANT NOTES

- All areas will be scaled but approximate and indicative.
- The 3m High Risk Area is an area of ground which extends beyond the visible growth area, and which also has a moderate to high level risk of containing the plants underground rhizome, creating a high-risk no-disturbance area.
- All property areas within the define 7m Treatment Area, will be covered under the company guarantee and guarantee insurance policy (if applicable to this plan).
- It is the client responsibility to ensure that the subject property boundary lines on the site-specific plan are in accordance with their Land Registry document. Failure to do so may incur an administration charge for needing to change the plan once in contract.

HERBICIDE TREATMENT AND MONITORING VISIT SCHEDULE

Please see below our proposed schedule of visits. The treatment and monitoring area will be as indicated by the brown and purple shading within the site plan (property specific drawing to be received upon order) and is known as the treatment area. Please see Terms and Conditions if further knotweed emerges anywhere within the subject property (as outlined by the dark blue line and light blue shading on the drawing) or because of encroachment from offsite knotweed.

The beneficiary of the guarantee is the owner of the subject property. The guarantee gives them and the lender (if applicable) peace of mind that if there is any regrowth of knotweed **within the Treatment Area of the subject property**, it will be treated at no extra charge at any time within the contract period.

Our initial visit will either involve a brown stem winter brush cut (Jan-Apr) or a herbicide treatment (May-Nov) depending on what stage of the season the order is placed. The scheduling of your visits will be done in-line with your location. The visits will cease (excluding years 9 and 10), and the guarantee period commences once we have achieved two consecutive years of no knotweed growth within the boundaries of the property.

TYPICAL SCHEDULE OF WORKS

Year	Period	Description of Works
2025	Jun	Survey
Treatment Programme		
Year 1	Jan to Apr	1 x Winter Cut of Brown Winter Knotweed Stems visit. (if required**).
	May to Nov	1-2* x Growing Season Inspection / Chemical Treatment Visits.
Year 2	Jan to Apr	1 x Winter Cut of Brown Winter Knotweed Stems visit. [if required]
	May to Nov	1-2* x Growing Season Inspection / Chemical Treatment Visits.
Year 3	May to Nov	1-2* x Growing Season Inspection / Chemical Treatment Visits.
Monitoring Period		
Year 4	May to Nov	1-2* x Monitoring (with treatment of any knotweed re-growth) visit.
Year 5	May to Nov	1-2* x Monitoring (with treatment of any knotweed re-growth) visit.
Guarantee Period (unless commenced earlier)		
Year 6 - Year 8	May to Nov	Call us if you Suspect Re-growth or Email us a Picture.
Year 9	May to Nov	Scheduled Guarantee Monitoring Visit.
Year 10	May to Nov***	Final Guarantee Visit and option to Extend Contract.
Year 10		End of Guarantee (Contract).

* 1 or 2 growing season visits will be made per annum subject to the size of the infestation and the progression on the works. The actual schedule of visits will be provided on order.

** Winter Dead Stem brush cutting may not be undertaken if we identify before the winter that there is no requirement to cut down brown winter stems to gain better visibility/access.

*** For 10 Year KMP contracts the date of the Final Guarantee visit within the May-Nov growing season will be dependent on when the order was taken out.

HERBICIDE TREATMENT: CONTROL, NOT ERADICATION

There should be a clear distinction between control and eradication when describing the end goal/result of using herbicides on Japanese knotweed. **Herbicide treatment of Japanese knotweed will very effectively control the plant** but in most instances is unlikely to eradicate it.

HERBICIDE: CONTROL

Herbicide treatment (1) cannot physically remove the underground rhizomes of this plant, and neither can it be guaranteed to remove all the life/viability from the underground rhizome. This is advice we have always given our clients and was confirmed by the 2018 University of Swansea knotweed field study results (2).

Successful treatment of visible plant growth will effectively control the spread of the plant's underground rhizome (which is an underground plant stem, not a root). However, dense underground material such as crowns and deep and larger rhizome may retain viability after successful control of the above ground elements of the plant have been achieved.

Herbicide control can render these remaining viable rhizomes into a state of herbicide induced dormancy meaning no above ground re-growth. After two successive years of no above ground re-growth a programme of herbicide treatments is deemed as successful. However, this dormancy can sometimes break naturally prompting new growth, and recurrence of growth is likely to occur if the treatment area is disturbed, via digging for example.

This places a long-term restriction of use on the property, with the owner/occupier needing to avoid or be very careful about disturbing the high-risk area during and after successful completion of treatment. Our management plan provides clients with a piece of mind that the high-risk area and wider treatment area will continue to be monitored and managed under the guarantee period and any re-growth identified and treated.

(1) In relation to good practices of Integrated Weed Management (IWM) our company is compliant to Sustainable Standards when using herbicides, complying to Plant Protection Products (Sustainable Use) Regulations 2012 and registered with both BASIS and the Amenity Standard.

(2) In 2018 the University of Swansea published its findings from the world's largest study into effective treatments for Japanese knotweed (Optimising physiochemical control of invasive Japanese knotweed, Jones et al). The study identified a model of treatment in accordance with the method we provide as being the most effective. It also concluded that herbicide may not eradicate knotweed, instead controlling it and rendering the underground rhizome dormant, but at risk of re-growth (especially if disturbed).

EXCAVATION: ERADICATION

In some cases (i.e., when buying a house) it may be undesirable to have the long-term property/amenity use restrictions that herbicide control entails. Alternatively, excavation of knotweed if done correctly can completely remove the above and below ground plant elements to achieve eradication of the plant from a property immediately.

Where there is planned or required disturbance within the treatment area (i.e., building an extension) the rhizome contaminated soils will need to be removed from the works areas. In this instance herbicide treatment is not a feasible remedial method, and an excavation method will be required instead.

Excavation of Japanese knotweed does come at a higher cost to the client due to the cost involved with machine, labour, controlled waste disposal and re-instatement of the area on completion (plus ancillary costs such as temporary/enabling works). However, **excavation can be a very desirable immediate rectification method** to the problem and stigma of Japanese knotweed. Where it is practical that knotweed can be completely excavated, it will:

- remove any previous RICS management categories and remove potential lending retention assessments.
- remove the restriction of knotweed allowing free unimpeded use and transformation of the treatment area.

Most commonly the excavated knotweed waste is removed from site as controlled waste because on-site waste disposal options such as deep burial or relocation may not be as desirable or practical due to space requirements within the site.

Please ask your sales executive or our team for an estimate of cost to excavate Japanese knotweed. They can provide you a rough estimate based on the surveyed extent of Japanese knotweed on the property. This will allow you to assess how feasible the costs are. If there is interest to then pursue excavation, our sales team can arrange a specific survey if required and provide a firm quotation for the removal of Japanese knotweed.

SUPPLEMENTARY INFO

IMPORTANT: PROGRAMME AND PROPERTY USE INFORMATION

HERBICIDE TREATMENTS

The herbicide treatment and monitoring programme is widely accepted as an effective way to control and manage the spread of knotweed, and in most cases the programme of treatment visits as above will fully control the surface growth. The impact of the initial application of herbicide will be significant, and the visible aerial growth of knotweed may disappear quite quickly. However, the deep-rooted rhizomes are resilient, and it is impossible to verify with 100% certainty that these rhizomes are dead and that no regrowth will occur in the future.

THE HIGH-RISK AREA

The amenity use of the high-risk area affected with knotweed will be significantly reduced. We need you to allow the aerial shoots and leaves of knotweed to grow, to enable injection or spraying with chemical. The knotweed will need careful management to avoid contaminating other areas of the garden. Any waste soils generated from gardening work in the high-risk area is considered as controlled waste by the Environment Agency. If removed from the property, it will need to be removed to a licenced landfill site that is able to accept knotweed.

KNOTWEED IN LAWNS, SHRUB BORDERS OR SHINGLE

If the knotweed is growing within a lawn/grass area and there are no trees or shrubs close by, we may decide to apply a selective herbicide that will suppress the knotweed growth at ground level whilst allowing the grass to grow. The cutting of the grass can continue as long as the cuttings are not collected, not composted and not disposed in green waste bins. Treating knotweed in this way does prolong the process of control and in some cases the knotweed can become dormant under the grass. Knotweed within a shrub border or shingle area without weed suppressing membrane can be successfully treated and managed with chemical programme.

LANDSCAPING OR BUILDING WORKS

If the footprint of any proposed building falls within the treatment area as defined on the site plan, there may be a significant impact on the cost of the building work. The structure will need to be protected by root barrier and the waste generated by the work from the affected area is considered as controlled waste by the Environment Agency. It will need to be removed to a licenced landfill site that is able to accept knotweed.

BROWN WINTER STEMS

The aerial stems of knotweed turn brown in the winter. These stems will be cut down and left onsite to biodegrade.

KNOTWEED ON ADJACENT LAND/PROPERTY (IF APPLICABLE)

We can treat high-risk knotweed in neighbouring property(ies) if instructed to do so, along with access permission being granted from the neighbouring property owners. This is for knotweed in neighbouring properties limited to areas within 3m of your property boundary (defined by the pink line as shown on the drawing). If treatment is instructed, we will endeavour to treat this area every time we visit your site. We will not make a special return visit to treat knotweed on a neighbouring site if for whatever reason we are unable to treat it during the scheduled visit to your site. You will be responsible for arranging agreement of access into the neighbouring properties. If the neighbouring property requires their own KMP we will offer a 10% multi-property discount to both programmes, within 6 months of the initial instruction.

SITE VISIT RECORDS (SVR)

After attending the site, we will produce a digital Site Visit Record, of which a copy will automatically be emailed to our client.

TYPICAL JAPANESE KNOTWEED PROPERTY IMPACTS

GENERAL

Japanese knotweed infestations in a residential property setting may result in a loss of amenity use, a cost for control works and controlled waste removal, and potential litigation. It may cause some disruption to landscaped areas, driveways, paths, etc. In rare cases it can result in material damage to built structures. Typical effects and consequences that may be encountered are:

GARDENS (SOFT LANDSCAPE)

In most cases there is a loss of amenity use. This may range from a minor inconvenience to a major loss. The amenity use of the area affected with knotweed will be significantly reduced. Disturbance of the affected area may result in significant additional remediation costs, including controlled waste disposal.

PATIOS, PATHS AND DRIVEWAYS

In a maintained situation there may be no major material damage to patios, paths and driveways relating to the presence of Japanese knotweed. However, Japanese knotweed can sprout up between patio slabs, joints in concrete driveways and cracks in brick paving. If the plant is allowed to grow unconstrained slabs may be lifted or existing cracks exacerbated. Tarmac surfaces are also susceptible to damage, particularly around edges, and certainly if laid on top of Japanese knotweed.

OUTBUILDINGS

As with many other plants, mature stands of Japanese knotweed can worsen existing material damage to lightweight, insubstantial, and poorly founded outbuildings such as garden sheds, greenhouses and, in rare cases, poorly built garages.

CONSERVATORIES

Although the effects may be like those described for outbuildings, owners understandably attribute greater importance to these structures. Where serious difficulties are encountered it is usually due to a conservatory having been constructed on top of untreated Japanese knotweed, due to inadequate site clearance, rather than Japanese knotweed 'invading' the conservatory from a nearby location.

DRAINS AND OTHER BURIED SERVICES

Japanese knotweed roots/rhizomes can exploit existing cracks and gaps in e.g. drainage pipes in the search for water, potentially causing further damage and, in some cases, blocking drains. Large, densely packed mature stands of Japanese knotweed can disrupt drain runs where allowed to grow unconstrained for many years.

KNOTWEED AND THE LAW

The growth of Japanese knotweed is controlled by certain parts of legislation, and there are several types of legal claims that may apply to your situation, which are detailed below.

ENCROACHMENT

If Japanese knotweed, including just its underground rhizomes, has spread from one property to another it is called encroachment. Once encroachment or imminent encroachment has been established, it can give rise to claims under private nuisance law. As well as the law of private nuisance, if it be proven that knotweed has encroached (with a before and after record) the Anti-Social Behaviour, Crime and Policing Act 2014 can be used to serve a community protection notice, via the council or the police, on to the offender. Failing to then take action to control knotweed can result in fines.

PRIVATE NUISANCE

Land/property owners must prevent allowing or causing Japanese knotweed to spread from their land onto neighbouring land, otherwise it will be deemed as an actionable private nuisance. Once encroachment or imminent encroachment is established, damage is assumed, and the affected property owners can claim for private nuisance and be compensated for both the cost of treatment and loss of amenity caused by the Japanese knotweed (*Williams & Waistell v Network Rail Infrastructure Ltd* [2018] EWCA Civ 1514).

Therefore, although it is not an offence for Japanese knotweed to be on someone's property, the owner of this land may find that they are liable for damages if it affects their neighbour's ability to use and enjoy their property.

MISREPRESENTATION

If a property is affected by knotweed the owner will need to declare this when selling. They could be guilty of misrepresentation if they have not correctly responded to the question in the Law Society Property Information TA6 Form (3rd edition) seller's questionnaire regarding knotweed, and they are responsible for all damage up until the point of sale. They remain liable for this historic damage even after the sale of the property. As knotweed is a `continuing nuisance`, liability for any damage caused after the sale of the property attaches itself to the buyer.

PROFESSIONAL NEGLIGENCE

If you are buying or have bought a house and had a survey undertaken by a professional surveyor, the surveyor owes you a professional duty of care in its undertaking. This includes identifying and recording the presence of any Japanese knotweed affecting the property, if it was reasonable to have expected the surveyor to do so.

The type of survey (i.e. valuation, or home buyers) may be a mitigating factor, according to the depth and breadth of property investigation undertaken. However, the failure to identify knotweed when it was reasonable to have expected them to do so can give rise to claims for damages under professional negligence. Also, unless specifically tasked with surveying a neighbouring property a surveyor may not be negligent for failing to identify knotweed in neighbouring property. Similarly, a solicitor owes you a duty of care when buying a property to ensure that the seller has completed a Law Society Property Information TA6 Form (seller's questionnaire). A solicitor could be liable if he has breached his duty of failing to get a TA6 form completed.

LEGAL HELP

If you wish to pursue a legal claim we are happy to put you in contact with one of our reputable solicitors, most of whom work on a "no win, no fee" basis if they agree to take on a case. However, the first step would be to have a Legal Report drawn up. In addition to the survey results, the Legal Report sets out the origin and age of the knotweed, which is critical evidence in all of the above types of claims.

BRIEF TERMS OF GUARANTEE

1. Japanese Knotweed Ltd guarantees that in the event of the person entitled to the benefit of the guarantee notifying the Company in writing (email) at any time during the guarantee period of any continuance or recurrence of knotweed within the subject property the Company, upon production of the documents listed below will arrange for the land to be inspected at a mutually convenient time and provided that the growth continuance or recurrence at issue is of a kind against which the Company carried out control treatment in the area in which such continuance or recurrence has taken place.
 - Survey Report including the plan drawing
 - Knotweed Management Plan (KMP)
 - Completion certificate
 - Receipted invoices
 - Guarantee certificate
2. There is a charge of £100.00 plus VAT for the inspection which will be refunded if there is knotweed growth confirmed within the original treatment area. If upon such inspection it appears to the Company that the treatment carried out by the Company was in any way defective so as to have resulted in re-growth of the invasive weed within the treated areas, the Company will carry out, without further charge, such further herbicide treatments as shall to the Company appear to be necessary to control the invasive weed.
3. This guarantee shall be of no validity or effect and shall be unenforceable against the Company in any one or more of the following circumstances:
 - a. where the person entitled to the benefit of this guarantee does not give written notice of the claim under this guarantee to be received by the Company within three months from the date upon which the existence of such a claim could, with the exercise of reasonable diligence by a continuous occupier of the affected premises, have been discovered;
 - b. where all works advised or recommended by the Company prior to, at the time of, or subsequent to, treatment carried out by the Company were not fully carried out effectively with good and proper materials and in a workmanlike manner by the Client's contractor.
 - c. where the land and property has not been kept in a good and proper state, including the prevention of tipping, thereby precluding the early detection of growth by invasive weeds;
 - d. where any recommendation given by the Company has not been complied with, whether such recommendation was given in the Company's report/quotation, or by separate leaflets. This may relate to cutting or pruning, the removal of waste, site clearance and/or the exclusion of plant materials from areas adjacent to the treatment area;
 - e. if during the treatment period the affected area of ground is changed in any way i.e. it is landscaped, the land is materially disturbed or a weed suppressing membrane is laid, it could encourage or prevent Japanese knotweed from growing or prevent it from being properly treated. The guarantee may become void/invalid if the above works are not carried out properly. We should be contacted prior to you proceeding with any such work and can advise you further.
 - f. where, subsequent to the completion of treatment by the Company, there has been any disturbance to the works carried out by the Company. This may include excavations in areas where herbicide treatments have been undertaken, where root barriers have been installed or contaminated waste has been subject to burial on site.
 - g. where knotweed has been re-introduced adjacent to watercourses or areas that have been subject to flooding, or by tipping or the uncontrolled growth from adjacent land.
 - h. (addendum) where knotweed from neighbouring properties encroaches onto and grows within the subject property during the guarantee period.

INSURANCE FOR THE GUARANTEE - KNOTWEED EXPRESS

As members of the **Property Care Association (PCA)**, **Japanese Knotweed Ltd** can provide **third party insurance for the guarantee**.

The insurance is specifically designed to cover the guarantee period and is valid once the guarantee commences after 2 consecutive years of no regrowth. The general principle of the Knotweed Express IBG is simple.

It will honour the terms of the written guarantee, where the contractor has ceased to trade and is, therefore, unable to meet their guarantee obligations by carrying out or meeting the costs of any re-treatment works that may be required during their written guarantee.

By obtaining a Knotweed Express IBG, you will be protected in the future if regrowth of Japanese knotweed occurs and the original contractor has ceased to trade.

This insurance is only available to PCA members such as Japanese Knotweed Ltd – PCA Members are experts in the control and management of invasive species.

The insurance we offer is arranged and administered by **QANW**. QANW is a trading name of Warranty Services Limited; an intermediary who arranges contracts of insurance between insurers and policy holders, as well as handling claims. They are registered in Scotland as a Limited Company, with the registration number SC205797. QANW acts on behalf of Accelerant Insurance UK Limited, who underwrites the insurance backed guarantees (IBG's).

The standard QANW Premium is £56.00. The insurance premium is made up of £50.00 Premium plus Insurance Premium Tax (IPT) of £6.00. Insurance premium is exempt of VAT.

Insurance is subject to application and acceptance by QANW. Should QANW reject your application for insurance we will refund the premium. (This is only for HTP contracts below approx. £7,000 inc VAT)

The insurance is only available if the full contract value has been paid in full and it will remain valid until the end date of the contract guarantee date.

IMPORTANT NOTES

- The insurance will be valid if there is Japanese knotweed present in neighbouring property. However, should knotweed encroach from neighbouring property and grow in the subject property during the guarantee period it will invalidate the guarantee and IBG policy. To protect against this possibility, it is recommended that offsite high-risk knotweed is treated.
- The insurance may become void/invalid if the ground is changed in any way (refer to the guarantee) or any work in the area is not undertaken properly to avoid risk of disturbing the treatment area. As such, this should be considered from a risk perspective and QANW should be contacted and notified of the events that have occurred.

Please contact us before changing/altering the site and we will be able to advise you further.

TRANSFER OF CONTRACT TO A NEW OWNER

GENERAL: KMP AND GUARANTEE CONTRACT

If the property is sold, all guarantees, and documentation will need to be changed into the names of the new owners.

The KMP and subsequent guarantee should be highlighted as part of the sale of the property.

The guarantee shall be assignable by the client, to the new owner, provided that within three months of the change of ownership of the property, the new owner shall have:

- Given written (email) notice of the change to the Company.
- Paid the Company's transfer fee:
 - There is **no charge** for transferring the Knotweed Management Plan within the first 6 months of the contract term, or if a new build property for the first transaction between the developer and property buyer.
 - Thereafter and up to the end of the 5th year of the contract term the administration cost to transfer the Knotweed Management Plan is **£150 plus VAT**.
 - From the beginning of the 6th year of the contract term to the end of the guarantee, the administration cost to transfer the Knotweed Management Plan is **£180 plus VAT**.
- Nb. Guarantees for Flats and Apartments: If the building is a block of flats or apartments, the guarantee certificate will be held by the owner(s) of the property grounds, which in most instances is the block management company. Other flats/apartments in the building should rely on copy of the block guarantee. If individual company guarantee certificates are needed for Flats and Apartments in the block these can be priced on request, however, please be advised these cannot be insured and hold little meaningful value or liability cover for third party stakeholders.

Communication procedure: The company, upon notification that the property has been sold, will write a letter to the property asking the new owner(s) to contact us to transfer the programme. This will be completed via email, if the new owners' details have been given and we have been informed this communication path is acceptable. As standard, we send a FIRST letter/email, informing them that there is a plan in place, then a FINAL letter is sent approximately 4 weeks later. Within this FINAL letter, we will explain that we will cancel the programme within 30 days, if the new owners do not contact us, as we take this non-communication as they do not want to carry on with the service.

SPECIFIC: QANW GUARANTEE INSURANCE

Transferability of Insurance Backed Guarantee (IBG) - The benefit of this Policy of Insurance may be passed to subsequent owners of the land in which the Defined Area is situated. Accordingly, this Policy of Insurance, along with a copy of the Contract, the Completion Certificate and the Written Guarantee should be kept in a safe place, preferably with the title documents to the land in which the Defined Area is situated.

Subsequent owners of the land should, within 30 days of acquiring the title, contact the Insurer in writing at PO Box 26332, Ayr, KA7 9BJ or by telephone during office hours on 01292 268 020 in order to request that the benefit of this Policy of Insurance be transferred.

The Insurer may request that this Policy of Insurance is returned for amendment or may endorse this Policy of Insurance with the particulars of the new Policy Holder. **An administrative fee may be charged to the new Policy Holder.**

Please email contracts@knotweed.co.uk with new homeowner name, email, telephone number, contract number and permission for us to keep the new contact's details on file (GDPR compliance).

GUARANTEE CERTIFICATE

Client: **Property Owner(s) Name**

Property: **Property Address**

Contract No: **Contract Number**

Treatment Start Date: **DD/MM/YYYY**

Treatment and Monitoring Period Ending: On or after **DD/MM/YYYY**

Guarantee Valid from: On or after **DD/MM/YYYY**

Guarantee Period Ending: **DD/MM/YYYY**

Work carried out and covered by this guarantee to control: **Japanese Knotweed (*Reynoutria japonica*)**

TERMS OF GUARANTEE

1 Japanese Knotweed Ltd hereinafter referred to as "The Company" hereby GUARANTEES that, save as hereinafter provided or as provided in the Company's standard Terms and Conditions of business applicable at the date of the Client's acceptance, in the event of the person entitled to the benefit of this Guarantee notifying the Company in writing within the Guarantee period commencing **DD MMM YYYY** and ending **DD MMM YYYY**:

- (i) any continuance or recurrence of the invasive weed indicated above respectively to the work carried out in the area identified in the report as the "treatment area"

the Company, upon production of this Guarantee and all original or electronic copies of relevant survey reports, quotations, specifications, drawings, plans, completion certificates and receipted invoices, with any other documents issued by the Company (photocopies will not be accepted), will arrange for the land to be inspected at a mutually convenient time upon payment by such person of the Company's then current inspection fee, provided that the continuance or recurrence at issue is of a kind against which the Company carried out control treatment in the area in which such continuance or recurrence has taken place.

2 If upon such inspection it appears to the Company that the treatment carried out by the Company was in any way defective so as to have resulted in re-growth of the invasive weed within the treated areas, the Company will carry out, without further charge, such further treatments as shall to the Company appear to be necessary to control the invasive weed and will reimburse in full the inspection fee paid.

3 This Guarantee does not cover any loss (including consequential loss see 9 below) or damage sustained by the person entitled to the benefit of this Guarantee save as set out in 2 above, whether caused by the Company's negligence or otherwise.

4 This Guarantee shall be of no validity or effect and shall be unenforceable against the Company in any one or more of the following circumstances:

- a. were the person entitled to the benefit of this Guarantee does not give written notice of the claim under this Guarantee to be received by the Company within three months from the date upon which the existence of such a claim could, with the exercise of reasonable diligence by a continuous occupier of the affected premises, have been discovered;

- b. where all Works advised or recommended by the Company prior to, at the time of, or subsequent to, treatment carried out by the Company were not fully carried out effectively with good and proper materials and in a workmanlike manner by the Client's contractor.
- c. where the Client failed to pay the full price, any properly payable additional costs, and any interest due within six months of the date upon which the same fell due;
- d. where the land and property has not been kept in a good and proper state, including the prevention of tipping, thereby precluding the early detection of growth by invasive weeds;
- e. where any recommendation given by the Company has not been complied with, whether such recommendation was given in the Company's report/quotation, or by separate leaflets. This may relate to cutting or pruning, the removal of waste, site clearance and/or the exclusion of plant materials from areas adjacent to the treatment area;
- f. where, subsequent to the completion of treatment by the Company, there has been any disturbance to the works carried out by the Company. This may include excavations in areas where herbicide treatments have been undertaken, where root barriers have been installed or contaminated waste has been subject to burial on site.
- g. where invasive plants have been re-introduced adjacent to watercourses or areas that have been subject to flooding, or by tipping or the uncontrolled propagation from adjacent land.
- 5 This Guarantee is to be read subject to, and is limited by, the Company's standard Terms and Conditions of business current at the date of the Client's acceptance of the Company's offer to carry out the treatment which shall be deemed to be incorporated herein. In the event of any ambiguity or uncertainty arising the Terms and Conditions of this Guarantee shall apply.
- 6 In the event of disposal of the property being the subject of this Guarantee, this Guarantee shall be assignable by the Client above named, to the new owner in which case the provisions hereof set out at 1-5 above shall apply in respect of that new owners as if the name of that new owner were substituted for any reference to the client PROVIDED THAT
- Within three months of the change of ownership of the property, the new owner shall have:
- a. given written notice of the change to the Company;
- b. paid the Company's then current transfer fee; and
- permitted the Company's surveyor to inspect the property (so as to discover any defects as might prejudice the works carried out by the Company) if the Company in its absolute discretion so require.
- 7 For the purposes of this Guarantee and the Contracts (Rights of Third Parties) Act 1999, the person entitled to the benefit of the rights conferred by this Guarantee shall be the owner from time to time of the Property ("the Relevant Third Party") provided always that the Relevant Third Party acknowledges and agrees that its rights under this Guarantee shall be subject to the terms and conditions set out in this Guarantee.
- 8 The Company shall be entitled in any action or proceedings by any Relevant Third Party to rely on any term in the Guarantee and to raise any equivalent rights in defence of liability as it would have against the Client or any previous Relevant Third Party. Furthermore, the Relevant Third Party agrees that it will be bound by any previous acts, omissions or default of the Client or any previous Relevant Third Party.

- 9 For the avoidance of doubt, the Client and each subsequent Relevant Third Party acknowledges and agrees that when it is no longer the owner for the time being of the Property, it shall no longer be entitled to the benefit of the rights conferred by this Guarantee and that furthermore, neither the Client, nor any Relevant Third Party shall be entitled to assign or transfer its rights and / or obligations under this Guarantee.
- 10 All consequential losses are excluded from this Guarantee, and for the purposes of this Guarantee consequential loss means any indirect, special or consequential damages or losses suffered or incurred by the Guarantee holder and for the purposes of this guarantee indirect, special or consequential damages or losses shall include, but not be limited to damages to or losses of data, furniture or equipment, economic loss or damage, damage to or loss of profits, interest, business revenue, anticipated savings, business or goodwill, any losses costs or expenses which are not directly incurred by the Guarantee holder wholly in respect of or w hich are additional to the remedial work for which indemnity is provided by this guarantee, the costs and expenses of any redecoration, repainting or retiling work, the costs and expenses of removing and/or replacing any cupboards, carpets or other furniture, or any other fixtures or fittings and the incurring of liability for losses or damages of any nature whatsoever suffered by third parties (including in each case incidental and/or punitive damages), even if the Company is advised in advance of the possibility of any such losses and/or damages;
- 11 In the event of you wishing to make a claim under this guarantee, a fee (at the rate prevailing at the time, of the claim) is payable and the following ORIGINAL documents must be produced by you:
- Report(s), estimate and any drawings or plans relating to it;
 - Received invoice or proof of payment;
 - This guarantee certificate

If the claim is justified your payment will be returned in full. If your claim cannot be processed due to incomplete documentation or you decide not to pursue your claim, then an administration fee (at the rate prevailing at the time of the claim) will be deducted and the balance will be refunded.

- 12 In the event of a dispute arising under this guarantee as to the amount to be paid or the work to be performed the dispute may by agreement between the parties be referred for determination by an expert chosen by mutual agreement between the parties. If the parties are unable to agree on an expert within 7 days after the request by one party to another or if the expert agreed upon is unable or unwilling to act either party may apply to the General Manager of the Property Care Association for the appointment of a suitably qualified and experienced expert for the dispute in question

Signature

Japanese Knotweed Ltd
Unit 13A Westlink, Belbins Business Park, Cupernham Lane, Romsey, Hampshire, SO51 7JF

Tel: 0333 2414 413

Any questions or queries regarding this guarantee, please email guarantee@knotweed.co.uk

KNOTWEED EXPRESS

*Insurance Backed
Guarantee cover for
your Japanese Knotweed
management contracts.*

KNOTWEED EXPRESS

ARE YOU WORRIED ABOUT FINDING THE RIGHT CONTRACTOR FOR YOUR NEEDS?

There are many ways to choose a contractor but it is more reliable to look to those who are members of recognised trade bodies such as the Property Care Association (PCA). And, in respect of Japanese Knotweed management, contractors who are members of the PCA's Invasive Weed Group.

Contractors should issue a written guarantee for the work they have carried out. This means that you should be protected, subject to the terms and conditions, if the treatment work fails within the term of that written guarantee.

WHAT HAPPENS IF THE CONTRACTOR IS NO LONGER TRADING?

Members of the PCA are able to offer a Knotweed Express Insurance Backed Guarantee (IBG), provided by Quality Assured National Warranties (QANW), to safeguard your written guarantee. By obtaining a Knotweed Express IBG through your chosen contractor you will be protected in the future if regrowth of Japanese knotweed occurs at the location of the original treatment as detailed within a management plan and the original contractor has ceased to trade.

The cover provided by a Knotweed Express IBG commences on completion of the treatment and monitoring work, this being the date that the contractor certifies, in the form of a Completion Certificate, that the treatment works and the monitoring works have been completed, and issues their written guarantee.



WHAT IS QANW'S KNOTWEED EXPRESS IBC?

The general principle of our Knotweed Express IBC is simple. It will honour the terms of the written guarantee, originally issued to you by your contractor, where that contractor has ceased to trade and is, therefore, unable to meet their guarantee obligations by carrying out or meeting the costs of any re-treatment works that may be required during their written guarantee.

If the re-growth of Japanese knotweed should occur, which should be covered under a written guarantee previously given by a contractor who has ceased to trade and where you have the benefit of a Knotweed Express IBC from QANW, you would make a claim to QANW. We would collect a completed claim form from you as well as copies of some important associated documentation in relation to your original treatment works, such as your completion certificate, original management plan and written guarantee. Once this is received a reinspection of the property would be organised by QANW and this would be carried out by an alternative PCA member contractor. There is a reinspection fee payable (of approximately £250) in respect of each and every claim. The fee would be returned to you,

should the claim be valid. Where the re-inspection report confirms the re-growth of Japanese knotweed in the area(s) originally treated, and detailed within your management plan, and that would also have been covered by the original contractor's written guarantee, QANW will meet the reasonable costs of the re-treatment works that are required. QANW's Knotweed Express Insurance Backed Guarantee meets the demands and needs of those who have had work carried out to treat Japanese Knotweed and who require insurance protection in the event that the contractor completes the treatment work, but is consequently unable to honour the terms of their own written guarantee relating to re-growth, due to having ceased to trade.

For full details of the cover provided by QANW's Knotweed Express IBC, as well as details of any significant or unusual exclusions or limitations of the cover, please see a copy of our Insurance Product Information Document which is available on our website:

<https://qanw.co.uk/knotweed-express-ibg-ipid/>

**MOST CONTRACTORS
PROVIDE GUARANTEES,
OFTEN BETWEEN
2 AND 10 YEARS.
HOWEVER, NOT ALL
OF THESE WILL HAVE
THE BACKING OF AN
INSURANCE BACKED
GUARANTEE.**

Imagine that Japanese knotweed re-grows during the guarantee period and you try calling your contractor only to discover they have ceased to trade. Who is going to re-treat the problem under your written guarantee?

More importantly who is going to pay for it? All too often the answer may be you - unless you have been given, or have taken out an Insurance Backed Guarantee.

MAKE A GOOD DEAL BETTER - ENSURE YOUR GUARANTEE IS INSURANCE BACKED

How do I get a Knotweed Express Insurance backed guarantee?

When quoting for treatment works, your PCA member will include a Knotweed Express Insurance Backed Guarantee as part of their contract with you, or provide you with a quotation for you to consider.

QANW can provide insurance cover for a period of up to ten years and only a one-off premium payment is required. The quotation will confirm the premium applicable and there may be an administration fee charged by the contractor (not more than £35).

If you wish to proceed with the purchase of a Knotweed Express IBC, you would simply confirm this to your chosen PCA member contractor and pay the appropriate premium, administration fee and Insurance Premium Tax.

The contractor would then make an application to QANW and a policy documentation set would be issued for your retention. It is important to note that the policy is issued based on an estimated completion date, however cover shall only commence on the completion date, this being the date that the contractor certifies, in the form of a Completion Certificate, that the treatment works and the monitoring works detailed in the Management Plan have been completed.

You should ensure that the PCA member provides you with a management plan prior to treatment work commencing and a completion certificate and written guarantee when the treatment and monitoring works have been completed.

COMPARISON

QANW Knotweed Express IBC VS Contractors stand-alone management plan and guarantee

Insurance protection covering the management of Japanese Knotweed	QANW Knotweed Express Insurance Backed Guarantee	Contractor Guarantee (only)
Actual Period of Cover.	Up to 10 years	Only for as long as the contractor is trading
Insurance Policy for each Property.	✓	✗
Protects against contractor ceasing to trade.	✓	✗
Underwritten by a UK based, authorised and regulated insurance company - Accelerant Insurance UK Limited	✓	✗

> Who are QANW?

QANW is a UK based insurance provider, which specialises in Insurance backed Guarantee policies for construction and home improvements. QANW is a trading name of Warranty Services Ltd.

> Contact Us

If you have any queries about the cover provided by a Knotweed Express Insurance backed Guarantee, please direct these to QANW as your contractor is not able to discuss the cover with you as they are not regulated to do so. QANW can be contacted by:



telephoning during office hours:
01292 268020
sending us an e-mail at:
info@qanw.co.uk
or visiting our website:
www.qanw.co.uk

THE PROPERTY CARE ASSOCIATION



...A 'BADGE OF EXCELLENCE'
ENABLING CONSUMERS TO RECOGNISE
PROFESSIONALISM AND CREDIBILITY.

The Property Care Association (PCA) is the trade association representing specialists who can be trusted to resolve problems affecting buildings.

Japanese Knotweed Ltd is a long-standing member of The Property Care Association Invasive Weed Control Group (IWCG).

The IWCG was established with the assistance of the Royal Institution of Chartered Surveyors (RICS), Council of Mortgage Lenders and The Building Societies Association who are now able to refer and signpost consumers with confidence to contractors affiliated to this scheme.

The Property Care Association works to promote high standards of professionalism and expertise in the industry sectors it represents. This is done by developing and delivering professional training courses and awarding industry recognised qualifications to those who study for and successfully pass their rigorous examinations.

We are proud to have technically proficient, qualified staff members who have successfully passed these rigorous PCA examinations:

- Certificated Surveyors in Japanese knotweed (CSJK)
- PCA Qualified Technician (PCAQT) – Japanese knotweed

Companies wishing to join the PCA are required to meet and maintain robust membership criteria. These criteria cover aspects of their services including professional qualifications, technical competence, service delivery and financial stability.

To remain members of the PCA, companies must maintain high standards, and are audited regularly to ensure standards are being maintained. This gives consumers confidence that PCA members are robust and reliable companies to provide them with property care services.

The PCA also provides an industry voice on behalf of its members. The PCA works with government departments, responds to industry consultation documents and assists with the development of new guidelines, all with the aim of promoting best practice.



Because of the high standards of service and quality that is expected from PCA members TrustMark accreditation is extended to all contractor members.

As members of the PCA Invasive Weed Control Group, Japanese Knotweed Ltd can offer an Insurance Backed Guarantee (IBG), provided by QANW to safeguard our written company guarantees.

Choosing a contractor who is a member of a recognised trade body, such as the PCA, is a wiser choice and can be a requirement of mortgage lenders when buying or selling a property affected by Japanese knotweed.

JAPANESE KNOTWEED™ TO BE IGNORED

LONDON

Parkshot House
5 Kew Road
Richmond
London
TW9 2PR

SOUTHAMPTON

Unit 13A Westlink
Belbins Business Park
Cupernham Lane
Romsey, Hampshire
SO51 7JF

MANCHESTER

Ivy Business Centre
Crown Street
Failsworth
Manchester
M35 9BG

GLASGOW

Clyde Offices
2nd Floor
48 West George Street
Glasgow
G2 1BP

0333 241 4413

contact@knotweed.co.uk

www.japanseknotweed.co.uk