



JAPANESE KNOTWEED SURVEY & DISTRUCTION REPORT

Site: Vision West Nottinghamshire College, Chesterfield Road,
Mansfield, Nottinghamshire NG19 7BB

Requested by: Vision West Nottinghamshire College

Recorded by: Jon Muirhead, Town & Country Grounds Maintenance

Prepared for: David Bolderson
Vision West Nottinghamshire College

Subject matter: Japanese Knotweed Inspection & Removal

Date: 6/12/23

Client email: david.bolderson@wnc.ac.uk



INDEX

1. Introduction	Page 3
2. Background	Page 4
3. Investigation	Page 5
4. Findings	Page 6-7
5. Recommendations	Page 8-9
6. Map & Photographic Evidence	Page 10-13
7. Declaration	Page 14
8. Destruction	Page 15
9. Ongoing Precautions	Page 16



1 INTRODUCTION

1.1 Formal Details

Town & Country Ground Maintenance has prepared this report as requested by David Bolderson, Vision West Nottinghamshire College (VWNC). Town & Country Ground Maintenance are the incumbent grounds maintainer of all the VWNC sites and have expertise and history in the removal of the Japanese Knotweed plant to its clients. This report has been prepared to advise the client if they have Japanese Knotweed and the cost involved in eradicating it.

1.2 Instructions

Town & Country has been instructed to undertake a report to confirm the presence of Japanese Knotweed on site at Chesterfield Road, Mansfield specifically the Ashfield House building at the rear of the site.

1.3 Disclosure of interests

Town & Country Grounds Maintenance has no actual or potential conflict of interests in connection with any of the parties, witnesses, advisors or contractors which might be thought to influence the opinions expressed in this report. Town & Country Ground Maintenance is acting independently and reports only the facts as they are presented. Once we have issued this report Town & Country's work is completed until it receives further instructions.



2 BACKGROUND

2.1 The relevant parties

This report has been prepared at the request of David Bolderson, Vision West Nottinghamshire College for land that lies between Paulson's Drive & St Johns Street, Chesterfield Road South, Mansfield and general known as Vision West Nottinghamshire College, Mansfield and Ashfield Sixth Form College

2.2 The assumed facts

This report has been prepared in accordance with "Environment Agency Code of Practice: 'Managing Japanese Knotweed on Development Sites' also known as the 'Knotweed Code of Practice'.

2.3 Any issues to be addressed

This survey is to confirm or refute the presence of Japanese Knotweed on the site and establish the extent of the infestation.

The results of the Japanese Knotweed survey undertaken show evidence of Japanese Knotweed in one singular area at the rear RHS of Ashfield House, Chesterfield Road, Mansfield. NG19 7AB between Ashfield House and what was known as the art block.

*Please see map for details.

2.4 The assumptions adopted

It is assumed that this document will be made available to all parties concerned including any future vendor and surveyors acting for any parties involved with the property



3 INVESTIGATION

3.1 Evaluation

- The site surveyed is an area of Land that lies between Paulson's Drive & St Johns Street, Chesterfield Road South, Mansfield and is known as Vision West Nottinghamshire College, Mansfield & Ashfield Six form college
- The area surveyed is an existing developed site with 1950's style buildings that have been modified and developed over a number of years. The front part of the land houses what can be described as a 1950's school and the rear of the land as a manor house. Both have been developed considerably.
- There is evidence of Japanese Knotweed in one area at the rear RHS of Ashfield House
- The site consists of a six form college, with 'A' level students located at the front of the site and Community Learning and Construction Apprentices to the rear. The client wishes to continue the sites existing purpose for this site. Access to the site is via main gate which is situated to the opposite corner to Kwik fit.
- There is a small secluded infestation of Japanese Knotweed to the rear of the site as part of the Ashfield House location. See photos
- The area affected is approximately 1m to 1m along either wall face between the Ashfield House building and the old Art Block.
- Once the Knotweed has been removed there is little risk that further Knotweed may become evident during summer. This will require further monitoring throughout the growing season.



4. FINDINGS

3.2 REF:

The opinion is based on the document *Managing Japanese Knotweed on Development Sites* – the Knotweed code of practice written by the Environment Agency.

3.3 RICS Risk Categories

	Description
4	<p>Japanese Knotweed is within 7 metres of a habitable space, conservatory and/or garage, either within the boundaries of this property or in a neighboring property or space; and/or</p> <p>Japanese Knotweed is causing serious damage to outbuildings, associated structures, drains, paths, boundary walls and fences.</p> <p>Further investigations by an appropriately qualified and/or experienced person are required.</p>
3	<p>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.</p> <p>Further investigations by an appropriately qualified and/or experienced person are required.</p>
2	<p>Japanese Knotweed was not seen within the boundaries of this property, but it was seen on a neighboring 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.</p>
1	<p>Japanese Knotweed was not seen on this property, but it can be seen on a neighboring property or land where it was more than 7 metres away from the boundary.</p>

I assess this property as falling into **Category 4** as the intention is to develop the affected area.

The following comments are given in relation to the usual liabilities that may arise for owners of property affected by Japanese Knotweed.



3.4 Damage to buildings, structures & hard surfaces

There is no signs of structural damage being caused by the JK. It has been caught early in its growth and can be treated and removed with little or no risk of it spreading.

3.5 Private nuisance resulting from encroachment to or from adjoining land

The Japanese Knotweed is only on this property and no other properties are built within 10-15 metres adjacent to the infestation.

3.6 Mortgage security

Many mortgage lenders decline mortgages on property infested with Knotweed. Some also decline where properties do not contain Knotweed but adjoin properties that do. However, many take a more pragmatic view and will lend if a reputable specialist firm able to provide appropriate guarantees is carrying out Knotweed treatment. When trying to secure a mortgage against a property infested with Knotweed it is always advisable to check the lender's policy relating to Japanese Knotweed before incurring significant costs.

3.7 Cost of eradication

The cost of eradication depends upon the site specifics, the available timeframe and the method adopted. As a general rule, herbicide treatment is the least expensive method. Physical excavation and offsite disposal is the most expensive.



5. RECOMMENDEDATIONS

1. Precautions necessary by owners

The owners of land affected by Japanese Knotweed should ensure the following:

- 1) Do not allow Knotweed infested ground to be disturbed. This typically includes the area above ground where growth is or has been evident, plus a buffer zone around it typically measuring 3 to 7m. Ground disturbance fragments the rhizome system and leads to rapid spread.
- 2) 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 a foliar spray method less effective. In certain circumstances it can also lead to further spread.
- 3) If by nature of the property you cannot control access then you should consider putting up fencing and warning signs to prohibit unauthorized access into the affected area.
- 4) Remain vigilant for signs of new outbreaks in new areas within the property's boundary and on adjoining land. If you identify Knotweed shoots in new areas report these to us. This will allow the further assessment of the extent to be determined, and treatment to take place.
- 5) During application of herbicide by our operatives 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.
- 6) When the treatment programme is complete please abide by the monitoring plan. This will ensure that any residual risks following treatment completion are adequately managed.

2. Recommended Treatment

We recommend the following treatment:

1. Contain area
2. Four treatments of invasive weed chemical every thirty days. Once complete proceed with destruction of the Knotweed.
3. Excavation of the 'dead' Japanese Knotweed
4. Store and allow to dry
5. Incineration of Knotweed material
6. Digging out infested soil and sending it to a controlled landfill
7. Monitoring of area and site generally



3. Recommended treatment and cost

ACTION:

Herbicide Treatment (ICADE)

Total cost

£ 1,860.00

Valued Added tax will be charged at the standard rate

Works to include:

½ day of Root excavation

Management Plan

Knotweed storage

Knotweed incineration

Site monitoring on existing grounds maintenance regime

*Dates for Herbicide application will need to correspond with periods of dry weather in order to ensure maximum effectiveness.

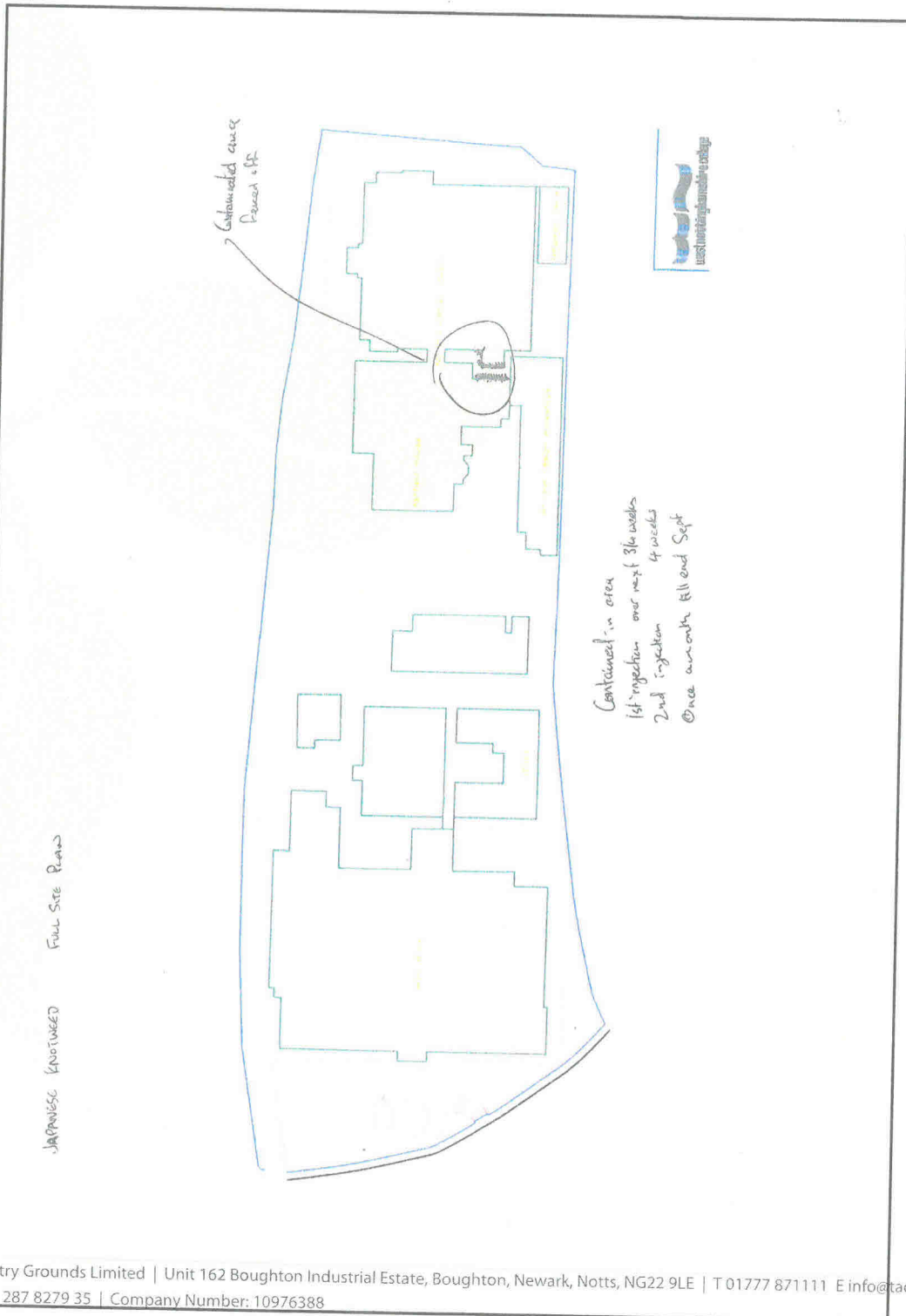
4. Other Resources and costs

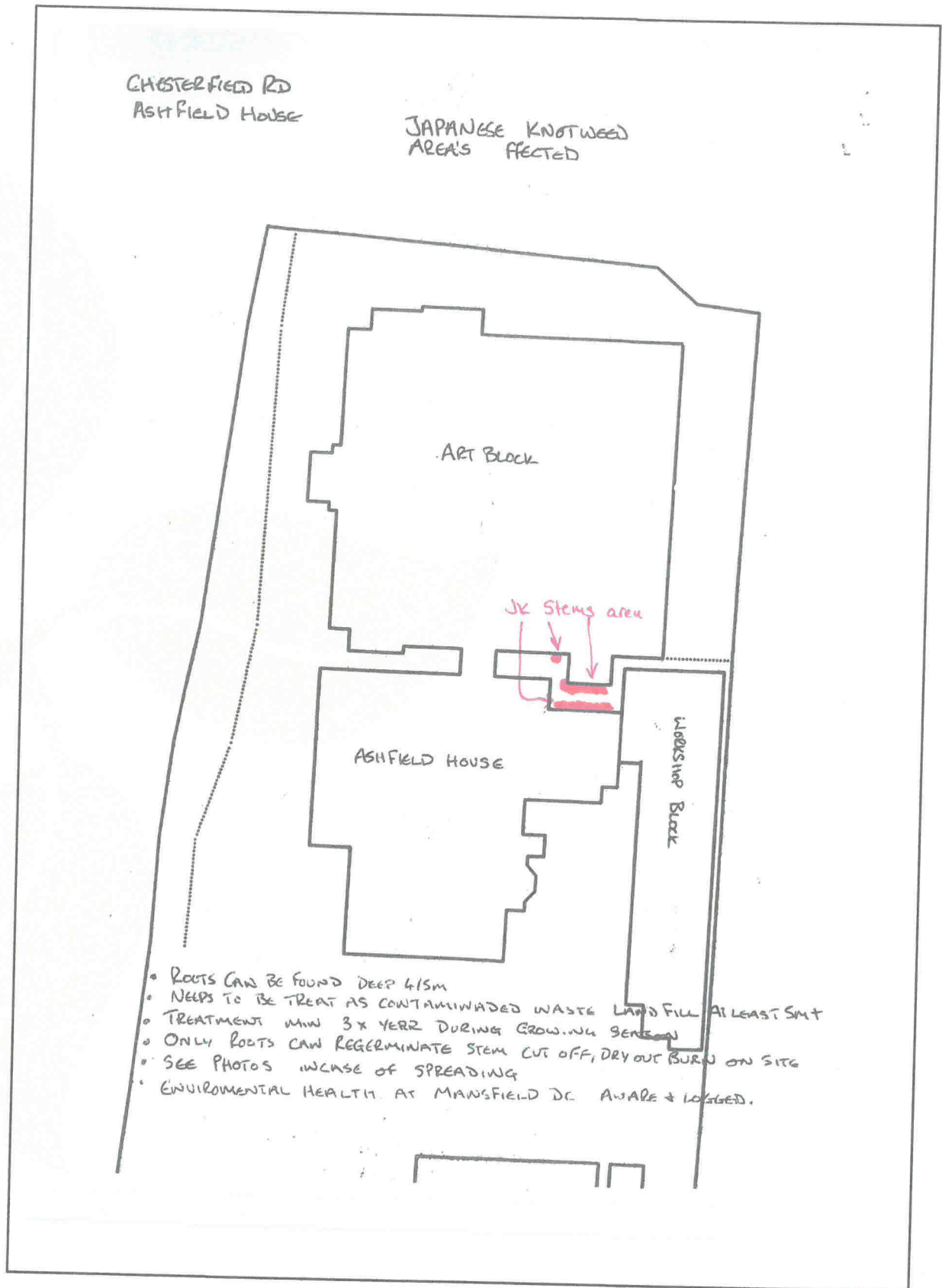
No other charges as labour cost for monitoring is included in existing Grounds Maintenance Agreement.



6 MAPS AND PHOTOGRAPHIC EVIDENCE

SITE MAP SHOWING SURVEYED AREAS







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Before and after treatments



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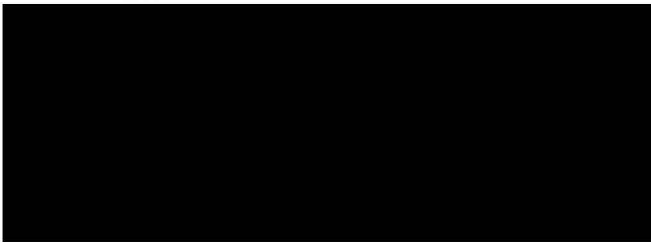




5 DECLARATION

I, Jon Muirhead declare that:

1. I understand that my duty in providing written reports is to help the speedy resolution of any matter of dispute, and that this duty overrides any obligation to the party by whom I am engaged or the person who has paid or is liable to pay me. I confirm that I have complied and will continue to comply with my duty.
2. I confirm that I have not entered into any arrangement where the amount or payment of my fees is in any way dependent on the outcome of the survey.
3. I know of no conflict of interest of any kind, other than any that I have disclosed in my report.
4. I have shown the sources of all information I have used.
5. I have exercised reasonable care and skill in order to be accurate and complete in preparing this report.
6. I have endeavored to include in my report those matters, of which I have knowledge or of which I have been made aware, that might adversely affect the validity of my opinion.
7. I have not, without forming an independent view, included or excluded anything that has been suggested to me by others.



Jon Muirhead

Director Town & Country

Grounds Limited



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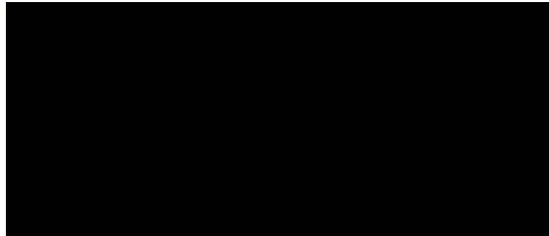


8. STATEMENT OF DISTRUCTION

I can confirm that we (Town & Country Grounds Limited) carried out four monthly chemical treatments over a four month period to the Knotweed using a chemical called ICADE with a dedicated sprayer tank and all the necessary PPE for the operative using it. All our operatives have PA1/PA6 knapsack spraying licenses.

The remains have been bagged, removed from site and incinerated

On our last inspection on Monday 4th December 2023 the knotweed was dead and non-invasive.



Jon Muirhead

Director Town & Country

Grounds Limited

6/12/2023

9. ONGOING PRECAUTIONS



TOWN&COUNTRY
grounds maintenance contractors



The owners of land affected by Japanese Knotweed should ensure the following after removal:

1. Do not allow the Knotweed removed area to be disturbed. This is the area where growth is or has been evident, plus a buffer zone around it typically measuring 3m.
2. If by nature of the property you cannot control access then you should consider putting up fencing and warning signs to prohibit unauthorised access into the affected area.
3. Remain vigilant for signs of new outbreaks in new areas within the property's boundary and on adjoining land. If you identify Knotweed shoots in new areas report these. This will allow the further assessment of the extent to be determined, and treatment to take place.
4. During application of herbicide injections by our operatives 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.
5. When the treatment programme is complete please abide by these requirements as they will ensure that any residual risks following treatment completion are reduced to an absolute minimum.