

Untangling Japanese Knotweed

All Estate Agents need to know about Japanese knotweed

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Untangling Japanese Knotweed

Introduction to knotweed, distribution etc.

Effect on house sales

What to advise your “seller” client

How to identify Japanese knotweed

Survey techniques used by knotweed specialists

Treatment or removal?

Risk(legal, financial and technical)

Q&A

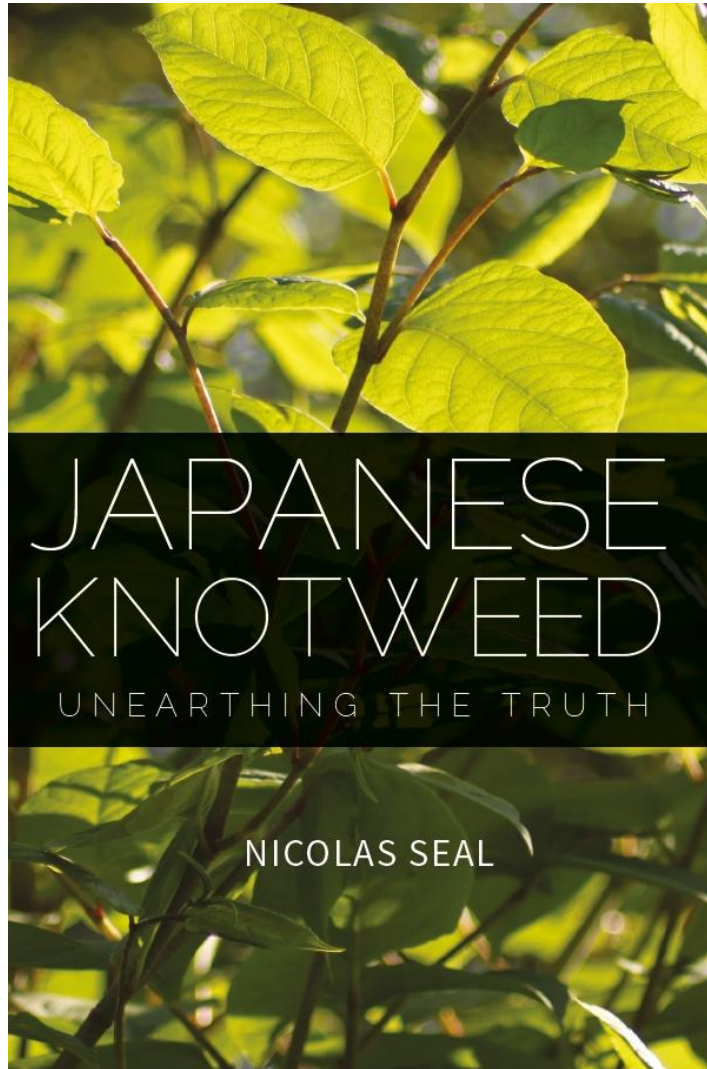
Japanese Knotweed



What is Japanese knotweed?

“the UK’s most aggressive, destructive and invasive plant”

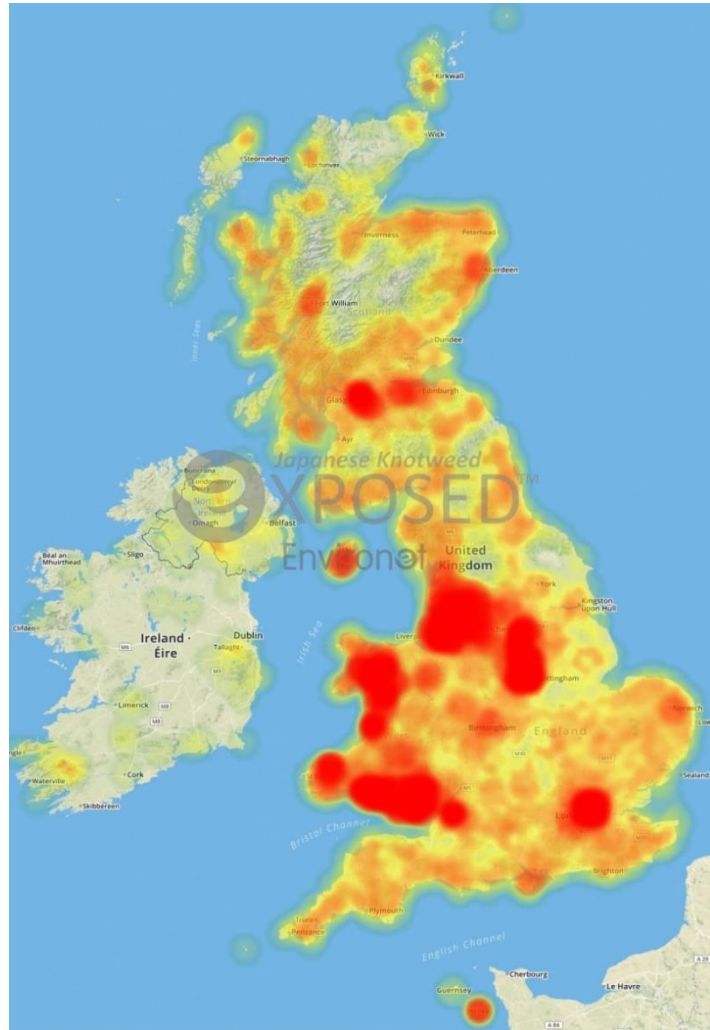
Japanese Knotweed



“How a valuable plant in the East became the root of all evil in the West”

Does it deserve this fierce reputation?

Japanese Knotweed



Where is Japanese knotweed found?

Exposed – the Japanese Heatmap

www.environetuk.com/exposed-japanese-knotweed-heat-map

- Over 93,000 postcode searches per year
- 50,000 recorded sightings

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Japanese Knotweed

How does it affect estate agents?

Legal – CPR Guidance

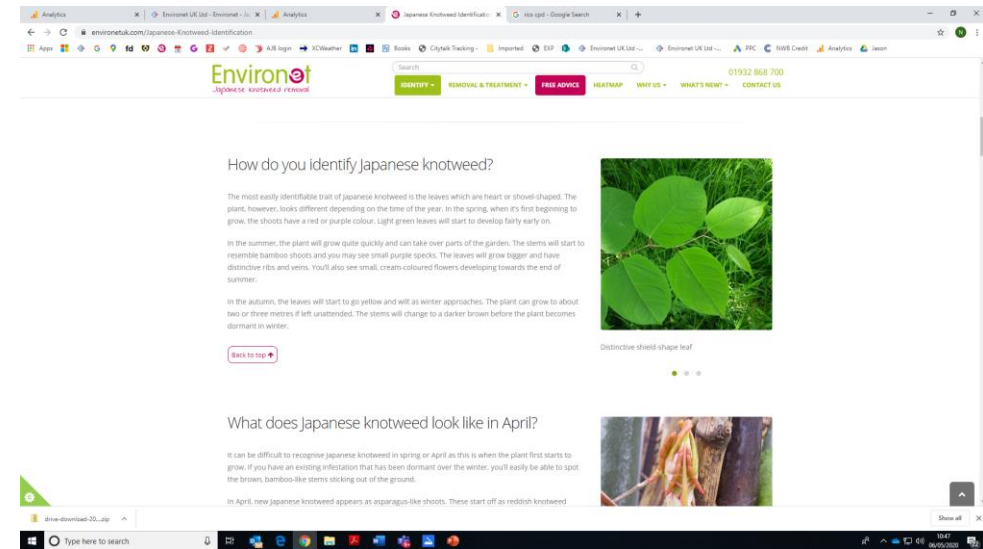
Getting the sale over the line – at all costs?

Managing the process to avoid deals falling through

Japanese Knotweed



How to identify knotweed?



<https://environetuk.com/Japanese-Knotweed-Identification>

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How to identify knotweed?

Beware bonsai growth, following
herbicide treatment

<https://environetuk.com/Japanese-Knotweed-Identification>

Japanese Knotweed



How to identify knotweed?

Beware hybrids – Giant knotweed

<https://environetuk.com/Japanese-Knotweed-Identification>

Japanese Knotweed



Survey techniques used by experts

Visual

History

and

Japanese Knotweed



NEW Dog Detection Surveys



See Mick and Mack in action

environetuk.com/japanese-knotweed-detection-dogs

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The Treatment Options

Herbicide vs Removal

Control vs Eradication

Japanese Knotweed



The Treatment Options

Xtract™ - for construction sites

Resi-Dig-Outs – for gardens



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Management of Risk - Legal

Law Society's Property Information Form (TA6)

Is the property affected by Japanese knotweed?

*"The seller should state whether the property is affected by Japanese knotweed. If you are unsure that Japanese knotweed exists above or below ground or whether it has previously been managed on the property, please indicate this as 'Not known'. If No is chosen as an answer the seller **must be certain** that no rhizome (root) is present in the ground of the property, or within 3 metres of the property boundary even if there are no visible signs above ground."*

Japanese Knotweed



Management of Risk - Legal

Knotweed grows from tiny pieces of rhizomes!

TA6 answer “No” or “Not known”

Japanese Knotweed



Management of Risk - Legal

Misrepresentation

Breach of contract – new builds

Japanese Knotweed

How much does Japanese knotweed devalue your home?



FREE online calculator

Management of Risk - Financial

Diminution in value

Cost of treatment

Delays – sales & construction

environetuk.com/Japanese-knotweed-house-price-calculator

Japanese Knotweed

Management of Risk - Technical

Does herbicide “eradicate” knotweed?

“Eradication means no regrowth in two years” (Knotweed contractor)

Or, perhaps for the more informed:

“the complete destruction of something” (English Dictionary)

Japanese Knotweed



Management of Risk - Technical

Does knotweed damage property?

Japanese Knotweed



Management of Risk - Technical

Does knotweed damage property?

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Management of Risk - Technical

Does knotweed damage property?

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Management of Risk - Technical

Does knotweed damage property?

Japanese Knotweed

Management of Risk - Technical

Insurance backed guarantees (IBGs)

Insurer rating

Damage cover

Disturbance limitations

Japanese Knotweed

Thank you for listening

Questions and Answers

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