

ENVIRONMENT CONTROLS

PART OF JKL

INVASIVE WEED CONTROL

AQUATIC WEED CONTROL

AMENITY WEED MANAGEMENT

CONTAMINATED GROUND REMOVAL

GROUND
CONTAMINATION

ASSURANCE
STATEMENT



NATIONAL SPECIALIST CONTROL SERVICES

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e: contact@knotweed.co.uk
environmentcontrols.co.uk

Environment Controls is a Trading Name of Japanese Knotweed Ltd

MANAGEMENT PLAN | SURVEY | CONTAINMENT | REMOVAL

COMPANY INFORMATION

Providing specialist control services for; Contaminated Ground Removal, Non-Licensable Asbestos In Soils, Invasive Weeds Removal, Amenity Weed Management, Aquatic Weeds and Invasive Species.

NATIONAL COVERAGE

Our experienced field teams are located across England, Scotland, and Wales, providing services nationwide. We have three offices situated in London, Southampton, and Manchester.

WHO WE HELP

Our services are essential for any individual, business or organisation with property or land affected by contaminated ground or invasive weed infestations. Our clients include the UK's largest construction companies, developers, property management agents, and land remediation consultants. Our proactive strategy includes liaising with clients at an early stage to assist with their project and financial planning.

ABOUT US:

- **Annually we make over 12,000 herbicide visits**
 - **Complete 150 excavation projects**
 - **For commercial clients and private individuals**
 - **On all sizes of projects from £500 to £1.5M**
 - **2021 annual turnover was £4M.**
- Company Reg No 07428170
VAT No 997 8772 21
UTR No 32646 19580
D-U-N-S© No 216969724
ICO Reference Z2661646
Waste Carriers Licence CBDU152046

**JAPANESE
KNOTWEED™
TO BE
IGNORED**

Environment Controls is a trading name of Japanese Knotweed Ltd.

Japanese Knotweed Ltd has established itself as one of the industry leading companies in the remediation of Japanese knotweed. Providing Surveys and Knotweed Management Plans, including services for chemical treatment programmes and excavation methods. All provided with the option of Insurance Backed Guarantees.

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WHY CHOOSE US?

WE WORK WITH YOU

Contaminated ground causes issues for existing site usages as well as construction change of land use projects, causing delays and unexpected costs. The presence of contaminants can be visually identified but more commonly via ground investigations. We can undertake soil sampling to detect the presence of contaminants or more often to accurately locate contamination hot spots identified generally on a previous broader ground investigation survey. We can also undertake additional WAC testing if the levels of contaminants found are into the hazardous thresholds. Found contaminated ground should not be disturbed for the risk of causing release or spread of the contamination. We will provide a remediation proposal to fit the requirement of the site and proposed future uses, most often requiring the excavation and removal of the contaminated soils. We typically deal with heavy metals, hydrocarbon, and chemical contaminants to contaminated and hazardous levels.

We are qualified and insured to deal with Non-licensable asbestos in soils. Our operatives are trained to recognise asbestos, and we will undertake Qualitative sampling (on pieces of suspected asbestos material), and Quantitative soil analysis (to determine the amount of asbestos fibres in soil). Asbestos contaminated materials (ACM) will be removed from the site, which can include picking out of ACM pieces from soils, to lower the contaminated level of the soils and cost of disposal from site. Wastes are removed from site as either contaminated or hazardous dependant on the level of asbestos in the waste to be removed.

We believe that working with our customers and clients produces the optimum results, which is why we work with you to devise the most appropriate and efficient solution to solve any contamination problem – long term if required.

This collaborative approach means you can feel confident you'll receive the best solution for your property or site, one that has been determined with your requirements, timescales and budget in mind, and most importantly – agreed by you.

INDUSTRY STANDARDS

We are a company with the right industry standards and certification. Our operations are carried out in accordance to The Wildlife and Countryside Act 1981, The Environmental Protection Act 1990, EPA (Duty of Care) Regulations 1991 and all other relevant legislation, as well as the PCA, INNSA and E.A. Code of Practice guidelines.

TECHNICAL EXPERTISE

Our team leaders and field operatives are highly experienced and trained in the operations we undertake. Long term experience allows professional adaptability and problem solving on site which is often required when excavating and operating plant on site. We have a range of testing and remediation methods and will work with you to recommend the most effective and efficient method for your site in accordance with your requirements.



SPECIALIST CONTROL SERVICES

THE ISSUES AND RISKS WITH CONTAMINATED SOILS

Contaminated ground poses a risk to the environment and public health. Run off or leaching of contaminants into waterways is a serious concern in the protection of our rivers, waterbodies, and groundwater stores. Current and proposed use of sites can be affected by contaminants found in the ground. Asbestos contamination will need to be registered with a management plan on existing use sites, and typically removed on change of land use sites. Under develop ground investigations detect the presence of elevated or high levels of contamination unsuitable for the new site which will need remediating. Contaminated ground should not be disturbed for the risk of spreading or releasing the contamination. Further testing may be needed to qualify, quantify, or more accurately locate contamination hotspot prior to excavation and removal. Subject to proposed uses for the site separation membranes can be installed to contain contaminated ground, typically at depth. We provide a range of remediation methods to get site and projects impacted by contaminated ground back on track.

A COMPLETE SOLUTION Via Environment Controls (part of JKL), we can undertake soil sampling and provide the test results for soil contaminants such as asbestos, petroleum hydrocarbons or heavy metals. If positively identified we can excavate the contaminated area and safely remove it for you.

EXCAVATION & REMOVAL We will carry out excavation and removal, and in certain instances where appropriate an alternative on-site method may be used. Clearance or excavation enables change of land use plans or immediate improved amenity use of impacted ground. We ensure complete removal to design and always leave a clean site on completion.

CUSTOMER SERVICE

We pride ourselves on our customer service standards, which results in minimum complaints as our consistent 5* TrustPilot rating confirms, we put clients and customers first. Complaints can be sent to our Operations Director James Stangroom (james.stangroom@knotweed.co.uk), where they will be given priority for response. Complaints will be acknowledged within 24 hours of being received with a resolution communicated within 10 days of receiving the complaint.

FULLY COVERED

We hold the following insurance policies:

- **Employers Liability Insurance £10,000,000**
- **Public And Product Liability Insurance £10,000,000**
- **Professional Indemnity Insurance £1,000,000**
- **Hire In Plant £360,000**

LAND REMEDIATION RELIEF (LRR)

Originally LRR was designed to encourage investment in land that was previously derelict or contaminated so it can be made purposeful again. It is a generous tax incentive intended to promote the remediation and development of land and buildings affected by Japanese knotweed or chemical contaminants such as Asbestos. It helps offset some of the cost of remediation services (which can include man hours on the project, such as the Project Manager) through capital gains tax relief.

WHO CAN CLAIM?

LRR can be claimed by property owners, investors and developers dealing with Japanese knotweed or contaminated grounds. The claimant must be the owner (adopter) at the time of the works and pay capital gains tax.

Successful claims can result in capital gains tax refunds on qualifying work values of up to:

- 150% for the land owners
- 50% for developers

However, many property owners are either not aware of the scheme, or not clear of the qualifying criteria for making a claim, and could be missing out on this valuable cash-back incentive!

Given that claims can be made that continue year-on-year for on-going treatments, and can be claimed retrospectively up to 3 years. **LRR is NOT to be ignored!**

HOW DO I MAKE A CLAIM?

We have partnered with Fortus, a leading firm of Accountants and Business Advisors with a specialist Land Remediation Relief team consisting of Qualified Tax Experts & RICS Chartered Surveyors to ensure you get the best advice and assistance with making a Land Remediation Relief claim. Their team will work in partnership with ours to help unlock the significant tax benefits your business may be entitled to.

Contact our team to kick start the process, quoting this code in your email LRR2022 contact@knotweed.co.uk

IN PARTNERSHIP WITH

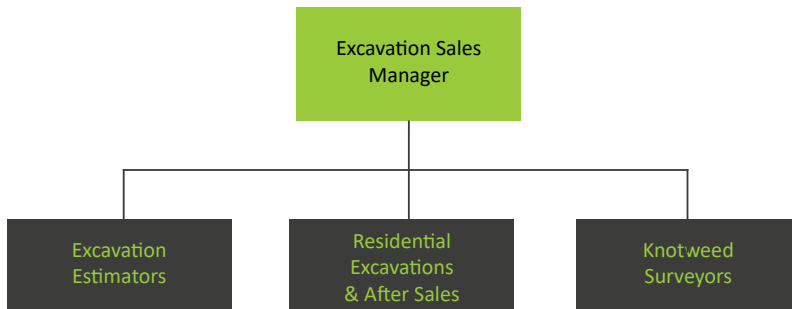
FORTUS
BUSINESS ADVISORS & ACCOUNTANTS



OUR TEAMS YOUR RESOURCE

EXCAVATIONS SURVEYING AND ESTIMATING TEAM

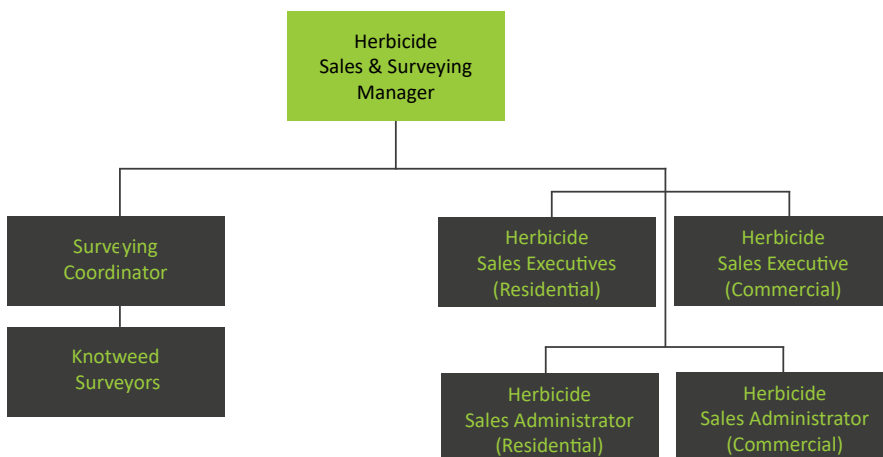
All surveys, management plans and excavation quotations are produced and delivered by our Excavation Sales Team. They receive your enquiry for any site identified as requiring the excavation of target INNS species. They organise a survey and deliver a Management Plan and works quotation to you. The team aim to provide a management plan report and quote for works within 2 weeks of receiving the enquiry.



HERBICIDE SURVEYING AND SALES TEAM

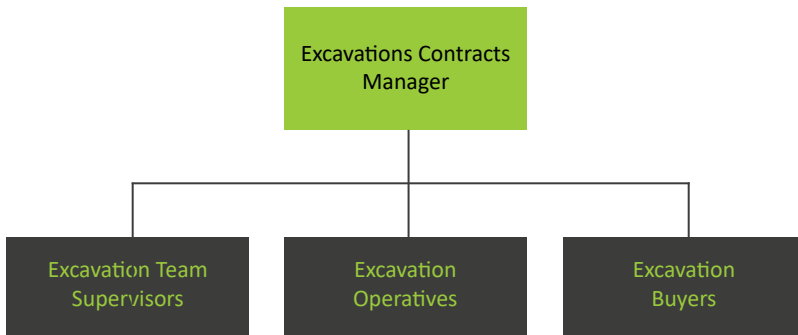
All surveys, management plans and herbicide treatment quotations are produced and delivered by our Herbicide Sales Team. They receive your enquiry for each site identified as containing a target INNS species. They organise a survey and deliver a Management Plan and works quotation to you. Our surveyors are located across the UK allowing us to cover all areas of the country.

The team aim to conduct a site survey within 3 days of your enquiry and return your Management Plan and works quotation within 3 days of the survey.



OPERATIONS EXCAVATIONS TEAM

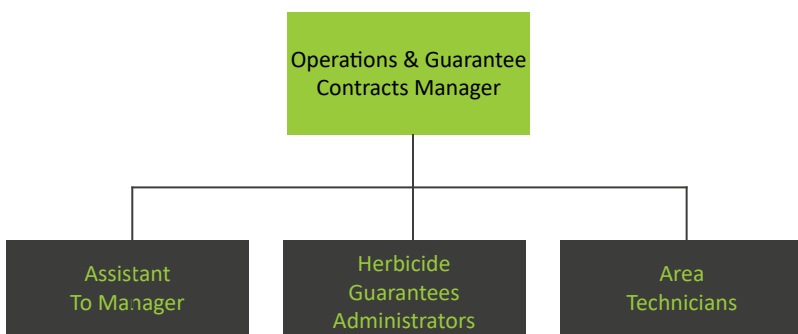
The undertaking and delivery of the company’s excavation works is managed by our Excavations Operations Team. They have in depth technical expertise in the safe and effective undertaking of knotweed and other INNS species excavation works. The team utilises a bespoke design contract management system to coordinate and record works between the management team and site staff.



OPERATIONS HERBICIDE TEAM

The undertaking and delivery of the company’s herbicide programmes is managed by the Herbicide and Guarantee Operations Team. They coordinate access for treatment visits with you and maintain records of the works. Area Technicians are located across the UK allowing us to cover all areas of the country.

On completion of a site you have the ability to digitally sign a Site Visit Record (SVR) which contains the legally required Pesticide Application Record.



OPERATIONS CONTRACTS TEAM

The company employs a Contracts Team who work with our clients to assist them with any questions they have regarding their contract. The team is responsible for setting up contracts and assisting clients transfer guarantees, Knotweed Management Plans and Insurance Backed Guarantees when there is a change of beneficiary.



TRUSTMARK

TrustMark is the only Government endorsed scheme for trades in and around the home. They award registered firms with their accreditation after thorough vetting and on-site inspections to ensure the firm is raising industry standards. TrustMark is the only “find a tradesperson” scheme to cover all 3 cornerstones of quality: good trading practices, good customer service, technical competence.



CONSTRUCTIONLINE GOLD

As a verified member of Construction-line, buyers will recognise that our company aligns to industry and government standards and is ‘fit-to-supply’ to the construction industry. As ‘Gold Members’ we can demonstrate a ‘high professional standard’ to our clients. We are verified against an extended PQQ (covering Environmental Management, Equalities and Diversity, and Quality Management, and ensuring legislative compliance), and possess a valid SSIP certificate.



BUILDERS PROFILE

Used by companies such as Balfour Beatty and Wates Group, Builder’s Profile is the open-access Common Database service providing compliance and PQQ (pre-qualification questionnaire) information to the construction industry. Our secure Common Database enables subcontractors and suppliers to easily maintain and share information.



THE CONTRACTORS HEALTH AND SAFETY ASSESSMENT SCHEME (CHAS)

Japanese Knotweed Ltd are registered contractors to the CHAS Government backed and SSIP Health and Safety scheme, which demonstrates our proficiency to Public, Company, Employer and Employee Health and Safety.



SAFECONTRACTOR

The SafeContractor scheme provides a health and safety audit service for contractors who want to reassure their clients that health and safety is being handled correctly and sufficiently on their sites. Accreditation to this scheme demonstrates our proficiency to Public, Company, Employer and Employee Health and Safety.



ACCLAIM HEALTH & SAFETY

Japanese Knotweed Ltd are accredited by Acclaim Health and Safety, which is the SSIP member scheme provided by Supplier Assessment Services Ltd. Acclaim used the expertise and knowledge of NEBOSH and SSIP assessor qualified professionals to verify our compliance with health and safety legislation.



SUPPLY CHAIN SUSTAINABILITY SCHOOL

The School is an award-winning industry-wide collaboration, led by their Partners and Members whose Vision for the School is to be “A world-class collaboration to enable a sustainable built environment”.

