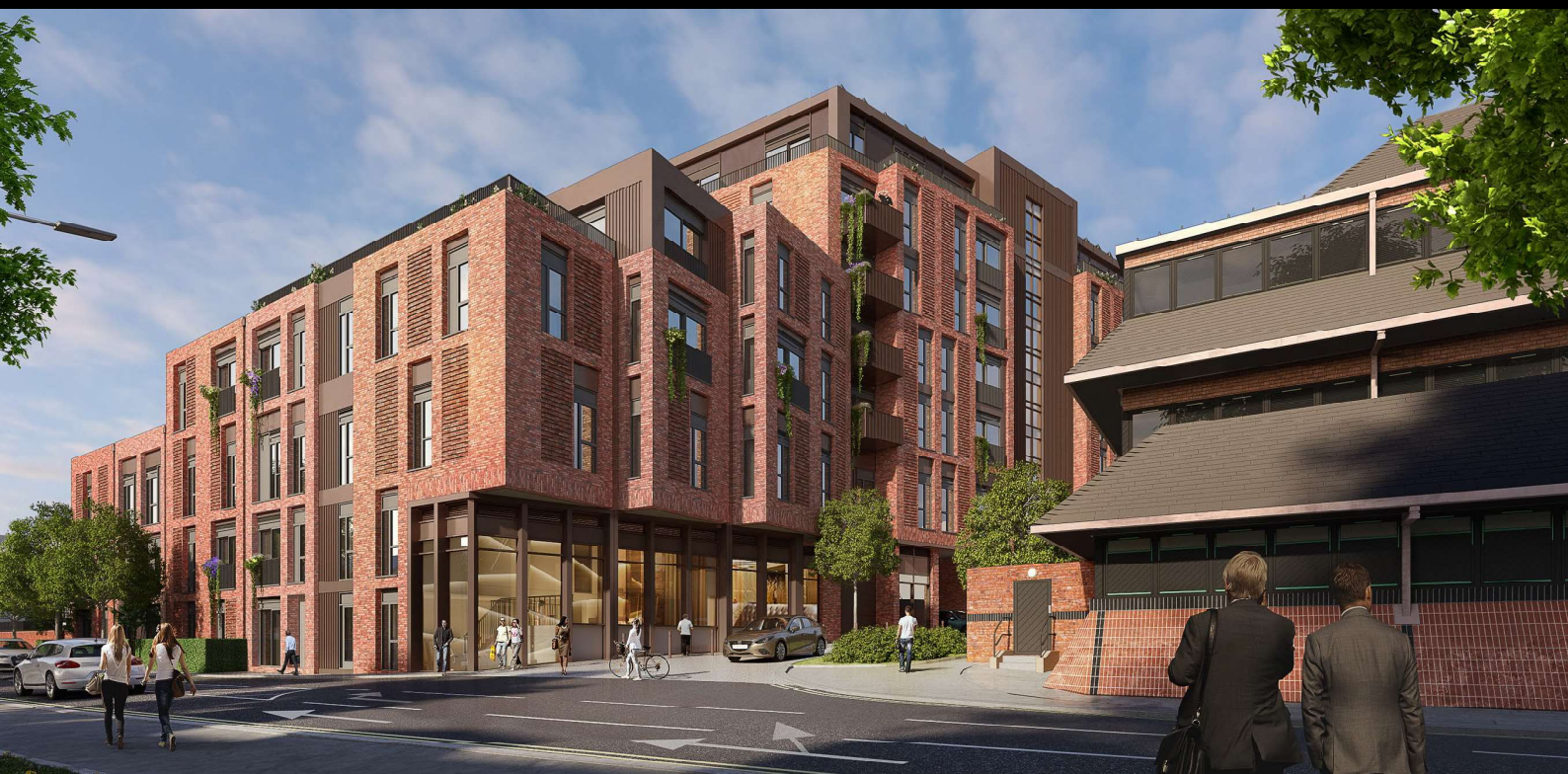
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Demolition and Site Waste Management Plan

SEPTEMBER 2020

GUILD LIVING | Legal & General



GUILD LIVING

MORGAN SINDALL



Guild Living, Uxbridge

Demolition & Site Waste Management Plan

Revision 01

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1.0 Introduction

This outline Demolition & Site Waste Management Plan Plan (DSWMP) has been developed by Morgan Sindall to reflect the Senior Living Urban (Uxbridge) Limited (Guild Living) application, herein referred to as Guild Living Uxbridge. The purpose of the DSWMP is to calculate the expected quantities of construction, demolition and excavation waste (CD&E) that is anticipated to be generated by the Guild Living Uxbridge project.

This report has been developed to reflect the projects design and the associated quantities of waste that are anticipated to be generated.

Appended to this report is the 'live' DSWMP document from our waste management company Reconomy who Morgan Sindall will be utilizing to manage all the waste generated from site. The document details the approximate amount of waste the project will be expected to generate, and the percentage intended to go to recycling. This document is linked to a portal where live information can be tracked and updated on a regular basis.

2.0 Project Description

The planning application to which this plan is connected is for a comprehensive redevelopment of the site comprising demolition of existing buildings to provide residential care accommodation (C2), café and nursery (E) in buildings up to 8 storeys, car parking, landscaping and associated works.

The site is located to the east of Harefield road and north of Warwick Place within Uxbridge Town Centre. It is bound by the rear gardens of the residential properties of Harefield Road and Lancaster Road to the north; Warwick place and Beasley court to the south; Penfield Estate to the east and Harefield Road to the west.

The current site comprises two low density attached retail warehouse buildings (use class A1), currently occupied by Wickes (Unit 1) and Halfords (Unit 2). The buildings are set back within the site which includes a large car park situated in front of the buildings. The site benefits from existing landscaping which is generally limited to eastern and northern boundaries. The site is currently raised above Harefield Road which is fronted by a retaining wall to the car park. The site benefits from existing vehicular and pedestrian access from Harefield Road, with a separate access to a loading bay off Warwick Place.

3.0 Site Address

The site is located in the Borough of Uxbridge, the full address is as follows;

Units 1 & 2 Harefield Road, Uxbridge, UB8 1JS.

Figure 1: Site Location



The site is located directly next to the Uxbridge Police station to it's South West, with residential properties to both the southern and eastern boundaries. To the north of the site is the main Harefield road. During construction the site can be entered and exited utilising Harefield road and a short stretch of Warwick Place. This will enable the site to be accessed without causing major disruption to the surrounding residential roads.

Figure 2: Existing Site Layout



4.0 Stakeholders & Project Team

The parties involved include:

Landowner	-	Guild Living
Project Manager	-	Cast
Main Contractor	-	Morgan Sindall
Cost Consultant	-	Cast
Architect	-	Marchese
Structural Engineer	-	Tier
M&E Consultant	-	Chapman BDSP

5.0 Purpose of the DSWMP

The purpose of this DSWMP is to develop and implement a plan that will facilitate good industry practice, a record of Duty of Care (DoC) information and by that preventing waste crimes, such as fly tipping. The DSWMP is therefore produced to demonstrate that the project has given consideration to all the impacts that CD&E waste arisings may have on the environment and where possible minimize waste and where not possible, to have in place systems which maximize the beneficial use and recycling of materials.

The intention of this DSWMP is to reflect the projects envisaged design, the associated quantities of waste arisings that are anticipated to be generated and enable better control over material resources and water arisings throughout the duration of the CD&E phases of the project.

The outline DSWMP has also been developed to provide a consistent framework for managing and documenting material resources used and water arisings during the CD&E phases, meeting regulatory control, reducing waste disposal costs and recording decisions that demonstrate good and best practice in materials use and waste minimization and management.

- Estimates material resources use and waste arrisings during the CD&E phases and identify actions to reduce waste arisings and cost
- Provide an initial indication as to whether material resources and waste arisings have the potential to be re-used, recycled, recovered or disposed.
- Propose end destinations for waste arisings

The main phases for this outline DSWMP include

- The preparation stage – which is the responsibility of the designer prior to construction
- The construction stage – which is the responsibility of the contractor once construction starts.

The DSWMP is a live document that should be updated throughout the CD&E phases by the contractor. The outline DSWMP has been utilized to record the information below that would be updated as the project progresses.

- Information on the project such as the designer, contractor and projects start date and end dates and approximate construction value
- Estimate waste that is anticipated to be produced during the project, recorded using the appropriate European list of Waste (LoW) codes and waste description.
- Register of waste carriers and their carrier registration number and details of where the site waste would be taken to.

6.0 Regulatory Framework

The table below provides a brief description of the main European and national legislation impacting on construction waste management in the UK (relevant to England)

Legislation / Policy	Summary of Requirement
EU Landfill Directive (Directive 1999/31/EC on the landfill of waste)	Establishes a framework for the management of waste across the European Community. It also defines certain terms, such as 'waste', 'recovery' and 'disposal', to ensure that a uniform approach is taken across the EU.
EU Waste Framework Directive (Directive 2006/12/EC on waste)	The Waste Framework Directive (WFD; Directive 2006/12/EC on waste) contains the definition of waste. This definition is used to establish whether a material is a waste or not. It sets targets for recycling non-hazardous construction and demolition waste (70% by weight by 2020: Article 10).
The Clean Neighbourhoods and Environment Act 2005	It is the responsibility of everyone working in the construction industry to ensure that all waste is disposed of properly. All employees need to be made aware that if they are tasked with waste disposal this must be carried out in accordance with the law, or they risk being fined.
Environmental Permitting (England & Wales) Regulations 2016	The Environmental Permitting (England and Wales) Regulations (EPR) were created to standardise environmental permitting and compliance in England and Wales to protect human health and the environment.
The Hazardous Waste (England and Wales) Regulations 2005, Statutory Instrument 2005 No. 894 and 2009 amendment SI 507	Under the Hazardous Waste Regulations 2005 Regulations, 'it is an offence to produce hazardous waste at premises, or remove that waste from premises, unless those premises are either registered with the Environment Agency or are exempt.'
Waste (England and Wales) Regulations 2011, and 2012 amendment	The Waste Regulations transpose the Waste Framework Directive into English law. The Regulations require businesses to confirm that they have applied the waste management hierarchy, introduce a new waste hierarchy permit condition and a two-tier system for waste carrier and broker registration.
Waste Strategy for England 2011 (WSE 2011)	This strategy builds on the Waste Strategies for 2000 and 2007. The strategy contains actions and commitments, which set a clear direction towards a zero-waste economy.
National Planning Policy for Waste (Department for Communities and Local Government, 2014)	Sets out detailed waste planning policies. States that: "when determining planning applications for non-waste development, local planning authorities should ensure that the likely impact of proposed, non-waste related development on existing waste management facilities, and on sites and areas allocated for waste management, is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities; the handling of waste arising from the construction and operation of development maximises reuse/recovery opportunities, and minimises off-site disposal.'
The Definition of Waste: Development Industry Code of Practice, Contaminated Land (CL:AIRE), 2011	This Code of Practice (CoP) provides best practice for the development industry to use when assessing if materials are classified as waste, or not, and determining when treated waste can cease to be waste for a particular use.

7.0 Roles and Responsibilities

Morgan Sindall will be responsible for adopting, implementing and updating the outline DSWMP to ensure works meet the following key objectives.

- Environmental protection – DSWMP's help to manage and reduce the amount of waste produced, and therefore disposed of at landfill. Additional environmental benefits include less harm to the location environment, reduced energy consumption and greater opportunities for reusing and recycling materials.
- Cost Saving – Managing materials more efficiently will immediately cut costs. Better storage and handling of materials will reduce waste and enable better recovery. Reusing and recycling materials cuts disposal costs.
- Legal requirements – the DSWMP will support the project to adhere to relevant waste related legislation including their duty of care obligations.

The key roles and associated responsibilities for delivery of the DSWMP are summarised below;

The Client (Guild Living) will:

- Appoint a principle contractor
- Ensure that the DSWMP is implemented
- Provide necessary direction to contractors e.g. setting contractual obligations.
- Review, revise and refine the DSWMP as necessary in liaison with the contractors
- Be ultimately responsible for ensuring that all waste from the site is dealt with in accordance with the waste duty of care acts.

The Principle Contractor (Morgan Sindall) will:

- Regularly review the DSWMP and the Reconomy template to ensure it accurately reflects the progress of the works and update it as necessary
- Ensure all procedures within this DSWMP are followed
- Ensure all contractors are suitably qualified and experienced in dealing with DSWMP and environmental issues and that the DSWMP tasks are contained within the terms of contracts to facilitate understanding and accountability.
- Ensure that all legal and contractual requirements relating to the DSWMP and the environment are met by implementing adequate and realistic plans / procedures and obtaining relevant licenses/permits and certificates.
- Support the projects commitments and targets and ensure subcontractors are required to:
    - Assist with required inputs, providing forecasts of waste to be produced through their activities as necessary
    - Measure and report progress for waste and waste reused and recycled.
    - Report performance for construction waste streams separately, measured in tonnes/m3
    - Record and lessons learnt within the Reconomy DSWMP temporary that can be incorporated in the future.
    - Maintain all records relevant to the Reconomy DSWMP.

The Contractors / Subcontractors will:

- Carry out the relevant water management tasks detailed in this DSWMP and the Reconomy DSWMP.
- Assist with the required inputs, providing forecasts of waste to be produced through their activities when requested.
- Measure and report progress for waste, waste reused and recycled in m2
- Report performance for construction and excavation waste streams separately, measured in tonnes/m3.

The Principle Designer will:

- Support the contractors to identify, prioritise and implement ways of meeting the works targets for waste and specifically, through the works of a commercially and technically viable design by;
    - Identifying methods to reduce the total waste.

- Identifying opportunities to increase reused and recycled content (where there is no impact on cost or performance)
- Reporting to the contractors on the opportunities identified and the financial and practical implications of implementing the recommended actions.

- Work with the wider projects team to ensure that design actions to reduce construction waste and increase reused / recycled content are implemented.
- Support the development / implementation of the DSWMP from an early design stage, including the provision of waste forecasts.

Waste Management Contractors will:

- Provide a copy of their waste carriers license to the project team before starting work.
- As necessary, provide permit or exemption notification authorising the use of mobile plant, i.e crushing / screening plant, waste carriers license, Environmental Permits, Notification of Waste Exemptions, copies of all Waste Transfer Notes (WTN's) (for inert and non-hazardous waste) and copies of all Hazardous Waste Consignment Notes (HWCNs)
- Identify ways to increase the recovery rate of materials by finding end destinations, diverting 100% of waste from landfill
- Advise on the most appropriate waste management actions
- Provide details of the end-destination of all waste removed from site, including the following information; name and address of destination, type of facility, Environmental Permit number and recovery rate for that material.
- Report on the different types of waste managed, and the spilt of each different type of waste according to the waste management method (reuse, recycling, recovery) and, in the case of reuse, recycling and recovery, whether this has taken place on or off site.
- Monitor and report monthly (within 2 weeks of the end of the reporting period) the quantities in tonnes/m3 and percentage recovery rates for construction and excavation waste streams separately
- Use a systematic process to record and check waste, recovery and recycling data and make available for inspection on request.

8.0 Types of Waste

Waste steams categorised as either excavation (E) or demolition (D) are those which exist within the project footprint already, such as topsoil, subsoil, vegetation and demolition materials.

Imported materials are those which are imported t site for inclusion into the temporary and permanent construction works (such as concrete, construction aggregates, asphalt, and cabling etc), which also produce a waste stream. Included within this waste stream is an estimated quality of product packaging. This waste stream is produced from a range of potentially avoidable activities such as damaged materials and the over ordering of materials. This waste stream is described as construction (C) waste within the DSWMP.

In order to assist the management and segregation of waste, estimations have been made of the types and quantities that will be generated during the construction phase of the project. To see these estimates, please referrer to the Reconomy DSWMP document appended to this plan.

For all CD&E waste areas of waste are broken down within the DSWMP into 3 specific areas as below;

Construction and Demolition Wastes (C&D)

Construction and demolition wastes will largely consist of inert material and concrete. Construction waste figures have been included within the Reconomy DSWMP template document appended to this report.

Any waste produced through the importation of materials needs to be monitored and included in the outline DSWMP as the project progresses. Where possible, consideration will be given to the use of recycled imported material such as concrete or those with higher recycled content.

It has been assumed that demolition waste will be reused during the construction phases for temporary pile / crane mats, although this will depend on the classification grade of the crushed materials to ensure adequacy for specific use.

Excavated Materials

In relation to materials removed from site it is anticipated the majority of the material would be excavated material, for which beneficial uses would be sought. Appropriately experienced staff familiar with working on brownfield sites and with the contamination groups anticipated will supervise the excavation works to manage the segregation of spoil materials.

Where possible alternatives have been exhausted there will be a requirement to dispose of excavated materials by licensed waste carriers to licensed landfill sites. The material will be handled in accordance with the Waste (England and Wales) Regulations 2011.

Hazardous Waste

According to the SI report there are likely to be areas of Hazardous waste within the site boundary that will need to be removed. Hazardous waste will be identified, removed and kept separate piles away from any other excavated materials to avoid any cross contamination. The waste will then be removed from site and treated in accordance with all applicable legislation.

9.0 Waste Forecast

Attached to this document is the Reconomy DSWMP which will be utilised throughout the construction and demolition works to input in all waste removal from site.

One of the initial stages of completing the DSWMP is to forecast anticipated waste arisings. This allows for early stages of designing out waste to be incorporated into the project.

The waste estimates are formulated from available data for the project including current design and cost estimates. Details used are reflective of benchmarking data from previous schemes that Reconomy have run.

The appended DSWMP forecast figures tab provides important information such as identifying the waste activity, the waste stream, description of the waste, the List of Wastes Code (LOW), quantity and the management methods.

Once works commence, actual figures and waste movements are completed by the Morgan Sindall team alongside Reconomy will input the actual figures which will then feed into the KPI tab.

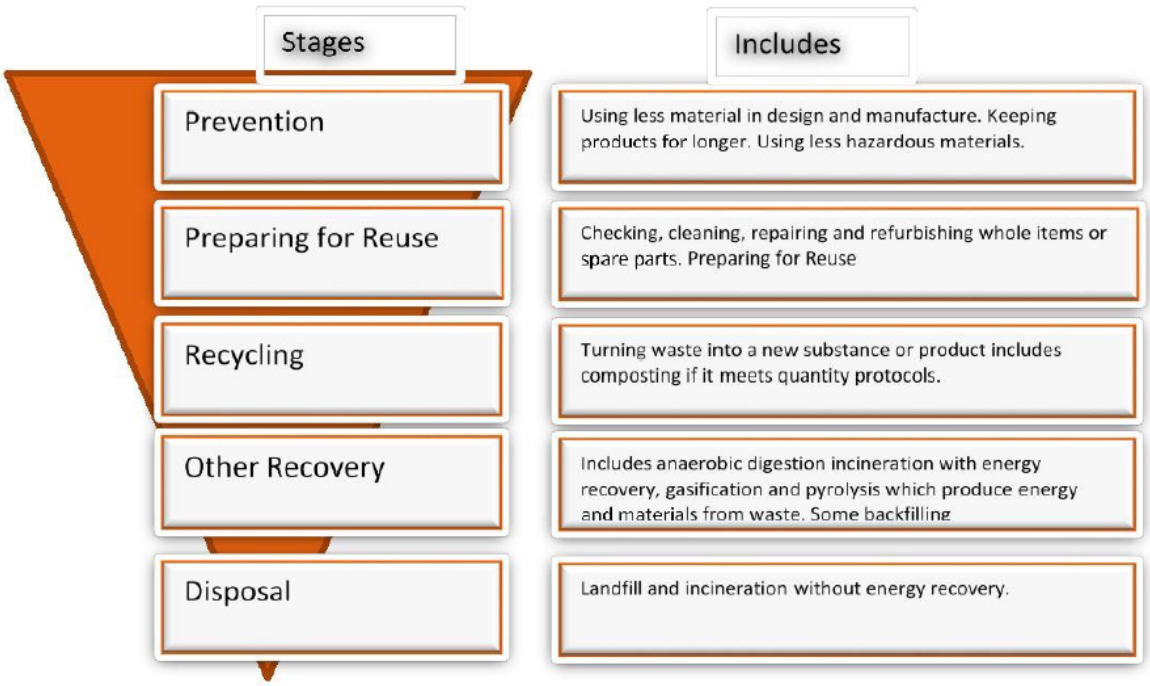
10.0 Waste Management Options and Implementation Plan

This section of the plan presents the outline approach to be utilised on the Guild Living project and the recycling of construction waste.

Waste Hierarchy

It is necessary to have a structured methodology for minimising the quantity of construction waste disposed of to landfill. The methodology outlined herein is not prescriptive, rather it sets out the guiding principles that would be adopted and as such is sufficiently flexible to accommodate site specific issues that may not have been anticipated at this stage.

The waste management hierarchy detailed below sets out the order in which options for waste management should be considered based on environmental impact. The remaining sub-sections set out how the hierarchy can be applied to the construction of this project.



Waste Prevention and Minimization

Waste minimization is at the pinnacle of the waste hierarchy and is essentially concerned with avoiding the production of waste in the first place. Whilst complete avoidance of waste is impossible, adopting certain waste minimization practices would ensure that the overall quantity of materials not beneficially used onsite are kept to a minimum.

Designers can greatly influence the waste produced onsite and must be encouraged to consider the issue of waste in their design. For example, this can be achieved by;

- Designing to suit component sizes
- Reducing the need for temporary works
- Setting the level of the construction to reduce excavations
- Reusing spoil to form landscaping features and for backfilling.

Overall the following practices will be adopted to help minimize waste onsite;

- ‘Just in time’ delivery of materials when they are required to prevent spoilage.
- Ordering the correct materials as specified
- Maintaining a record of materials delivered onsite and dispatched – recording the number of skips used so that the amount of material consumed, sent for landfill or recycling can be determined.
- Packaging is designed to protect raw materials and wherever feasible would be kept on until the last moment. Material suppliers would be asked to collect packaging for reuse.
- Avoidance of over-ordering materials according to the stage of construction need

- Responsibility for overseeing waste minimization activities would be assigned to specific Morgan Sindall management to monitor the smooth running of waste minimization activities.

Waste that cannot be eliminated or reduced falls into one of the following four management categories.

- Reuse
- Recycling
- Other recovery
- Disposal

Preparation for re-use

By implementing a DSWMP from design stage it is possible to reduce the amount of waste produced as part of the project. Morgan Sindall would maximize opportunities for the potential for re-use and recycling of all waste streams onsite.

Materials delivered to site will be received and controlled by Morgan Sindall and will be stored to minimize the potential of damage or wastage. Measures will include off-ground storage e.g. on pallets, remaining in original packaging, protecting from rain damage or collision with plant or vehicles. The material storage areas will be secured during out of hours to prevent unauthorized access.

Options for reuse include:

- Use of reclaimed materials (where appropriate)
- Onsite reprocessing of materials
- Reuse of packaging materials in limited circumstances.

The below table details various options that can be investigated for material re-use.

Waste Minimisation Measures
Monitor, audit and measure site waste through implementation of SWMP
Investigate options for recovering site won materials for reuse on site
Standardise room heights to match plasterboard dimensions
Ensure that floor to ceiling heights are consistent to encourage off-site fabrication
Minimise the number of 'bespoke' design solutions and maximise the number of standardised units and design details (e.g. Bathrooms)
Specify houses that tie in with brick dimensions
Ensure that floor to ceiling heights are consistent to encourage off-site fabrication
Retail top soil, treat it onsite with compost (or other remediation) and use for soft landscaping etc.
Use existing soft landscape that can't be retained (trees, shrubs) as compost and soft landscape top mulch
Use recycle aggregates (either onsite or off site) in concrete mix, as fill, etc.
Reuse packaging by returning to supplier/ manufacturer or using it for other purposes (e.g. Timber packaging pallets can be chipped and used for landscaping top mulch
Embed all of the design options to be pursued into project briefings and procurement
Use an on-site baler to compact paper, card and plastic packaging to take up less space ready for recycling
Use the national colour coding scheme for waste containers to ensure waste is separated efficiently
Order materials in bulk where appropriate with minimal/ reusable packaging where possible
When incorporating requirements for waste reduction in procurement documents, refer to WRAP guidance on model wording
Put in place Material Logistic Plan looking at supply routes, handling, storage and security for main construction phase of the project
Supplier take back schemes to be set up with all pre-fabricated pods
Setup an off-cut area for plasterboard, all plasterboard to be sent to specific plasterboard recycling centre
Use recycled material in sub-base
Incorporate rainwater harvesting into the design
Supplier to provide block paviour construction for thinner construction
Specify biodegradable packaging where possible

Recycling

If excess materials cannot be reused in their present form, but could be used onsite in a different form they are classified as recycled onsite. If the material cannot be reused onsite in any form, it may be classified as recycled offsite, e.g. non-returnable pallets reprocessed to make chipboard.

Successful recycling relies upon early planning, clear responsibility and space within a compound for segregation and storage. Shelter may be needed to prevent some materials such as cardboard and paper from deteriorating while being stored or awaiting collection.

Morgan Sindall will introduce clearly labelled segregated skips that clearly define which waste stream is to be placed into each skip. The will allow each skip to be sent away direct to a recycling centre.

Suitable space within the Morgan Sindall compound has been allowed for to accommodate skips and storage of reusable materials.

It is Morgan Sindall's aim to ensure that over 95% of waste generated onsite is recycled, whether on or offsite, but importantly, diverted from landfill.

Other Recovery

Where it is not possible to reuse or recycle materials, the residual fraction of waste would be taken to an appropriate residual treatment facility or landfill site.

As mentioned above, recovery of waste, rather than disposal to landfill will be prioritized throughout the project.

The main reference for recovery is the recovery of energy (i.e. the reuse as fuel or rainwater harvesting), which will be an aim for Morgan Sindall throughout the project.

Disposal

Disposal of waste is at the bottom of the waste hierarchy as this is the least sustainable method of waste management.

Wherever possible this will be avoided throughout the demolition and construction phases with the aim mentioned above to achieve over 95% reused/recycled materials.

11.0 Monitoring

Under the Waste (England and Wales) Regulations 2011 and in line with the DoC, Morgan Sindall have a number of responsibilities which it must execute as follows:

- To ensure that suitable storage is made available, including correct signage
- To check the waste carrier has the appropriate waste carrier license
- To retain waste transfer note / consignment notes for 2/3 years as appropriate

Responsibility for waste management lies with Morgan Sindall who will ensure that the DoC process is in place when this situation occurs.

Training

Morgan Sindall will provide employees on the project training on the use of the DSWMP, their roles and responsibilities and the DoC requirements.

Training as a minimum will consist of a toolbox talk that would form part of the initial induction process, which will introduce the SMWP and its principles along with the concept of the waste hierarchy. Regular tool box talks will continue through the project which will provide updates as the project evolves and any other environmental issues start to come to light. Workshops and other forms of training will be utilised where appropriate, these will be focused on the appropriate staff (logistics contractor) who will attend these.

The project will also appoint a waste champion (usually the logistics manager) who will act as a point of contact to deal with any waste queries from staff, promote best waste management practise and be responsible for the up keep of the DSWMP.

Waste Recording

DoC details are to be logged, the details will include the waste management license, waste carrier licenses and exempt site licenses for waste management contractors employed on the project. All

waste management contractors' licenses must be checked and verified before any waste movement occurs.

All WTN will be safely stored for two years in accordance with the Waste Regulations 2011. Consignment notes for the transport of hazardous waste would be held for three years in accordance with the Hazardous Waste Regulations 2005. Where possible, Morgan Sindall will utilise electronic transfer notes rather than the paper-based options.

In addition to monitoring and recording the performance of the contractors onsite, the Reconomy waste management facilities will be periodically monitored through the lifespan of the project. This will ensure that high standards of compliance and environmental performance are maintained throughout the supply chain, including accurate recording of waste types and the origin/destinations of wastes.

Waste monitoring and live reporting will be included as an agenda item in the monthly project progress meetings to ensure that its importance remains throughout the project. Live reporting of performance will also be reported and displayed onsite to ensure compliance is retained and targets are met.

Actual Quantities

Within the proposed DSWMP a record of the types and quantities of waste actually being produced and including the eventual fate of the waste would be kept.

Maintaining these records will help to identify which waste streams are not achieving the +95% recycling target we have proposed for this project so that other methods to handle that waste stream can be explored for the remainder of the project.

The actual quantities table would be completed during the construction phase and data taken from the amounts recorded on waste transfer note and hazardous waste consignment notes.

This information can then feed into the KPI's, which detail key commitment information such as the amount recycled, reused/beneficially reused and diverted from landfill quanities.

Review

The DSWMP will be reviewed on a regular basis, with waste data being entered frequently i.e. fortnightly. Further reviews will take place where any significant changes occur. A log would be kept of when the plan has been reviewed and the outcomes.

Continuous monitoring of the projects waste performance will be in place throughout the duration of the project to ensure that targets are being met and where appropriate, mitigation measures are put in place when targets are not being achieved.

Post Project Completion

At the end of the works, Morgan Sindall (alongside Reconomy) will be responsible for reviewing, revisiting and refining the DSWMP as necessary, to ensure best practice and to identify if lessons could

be learned for the next time a similar project is undertaken. This review will aim to identify the following:

- Confirmation that the DSWMP has been monitored and updated within the defined timescales
- An explanation of any deviation from the original plan
- A comparison of the estimated quantities of each waste type against the actual quantities generated.
- An action plan to address the lessons that have been learnt from the Project that could be implemented for the next project.

12.0 Summary

This report is to be read alongside the Reconomy DSWMP that is appended to this document.

The intention of this document is to detail how Morgan Sindall intends to achieve the +95% recycling targeted within the Reconomy report. In order to ensure compliance with this document and the DSWMP attached, Morgan Sindall will have comprehensive controls on their waste monitoring processes and follow where appropriate the hierarchy of waste management.

Waste minimization recommendations will be followed on as necessary with the supply chain.

During the site setup, suitable areas will be provided for the management and storage of waste on the site demise which will assist in reducing waste disposal and the environmental impacts of the disposal.

As mentioned above, this document, and the Reconomy DSWMP will be monitored and updated on a regular basis as the project evolves. It will be treated as a live document and reviewed periodically in line with the requirements of the CEMP.

Appendix A – Reconomy Demolition & Site Waste Management Plan Plan Template

See attached Reconomy Demolition & Site Waste Management Plan Plan (DSWMP) template.

Site Waste Management Plan

Plan reference	16895
Environmental Compliance No	566689
Client	Guild Living
Principal Contractor	Morgan Sindall
Site Address	Units 1 & 2 Harefield Road Morgan Sindall Uxbridge UB8 1JS
Estimated cost of project	£55,000,000
Plan created	20th July 2020

This plan has been created using Reconomy's Portal.

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Performance Dashboard

Demolition phase

Waste Type	Estimated	Produced	Re-use on site	Recycle	Dispose	% Recycled/Recovered	
Mixed construction waste	200T						Help
Mixed inert wastes	150T						Help
Soil and Stones Hazardous	150T						Help
Totals	**500T**						

Build phase

	Waste Type	Estimated	Produced	Re-use on site	Recycle	Dispose	% Recycled/Recovered	
	**Light mixed and compactable waste**	769.23T						Help
	**Mixed inert wastes**	192.3T						Help
	**Plasterboard**	256.41T						Help
	**Mixed metals from construction**	64.3T						Help
Totals		**1282.24T**						

This phase hasn't started yet (it will run from 12/07/2021 to 05/08/2023).

Dashboard - Waste by site area

Overview

Project area	19724m^2
Tonnage	None
Tonnage per 100m^2	-
Resource efficiency credits	Three credits + exemplary level

Demolition phase

	Waste Type	Tonnage	Tonnage / 100m^2
	Mixed construction waste		
	Mixed inert wastes		
	Soil and Stones Hazardous		
Totals			

Build phase

	Waste Type	Tonnage	Tonnage / 100m^2
	Light mixed and compactable waste		
	Mixed inert wastes		
	Plasterboard		
	Mixed metals from construction		
Totals			

This phase hasn't started yet (it will run from 12/07/2021 to 05/08/2023).

Dashboard - waste diversion from landfill

Overview

Total tonnage	None
Recycled/recovered tonnage (non-demolition)	None
Recycled/recovered tonnage (demolition)	None
Recycling/Recovery from landfill credits	Zero credits

Demolition phase

	Waste Type	Tonnage	% Diverted
	Mixed construction waste		
	Mixed inert wastes		
	Soil and Stones Hazardous		
Totals			

Build phase

	Waste Type	Tonnage	% Diverted
	Light mixed and compactable waste		
	Mixed inert wastes		
	Plasterboard		
	Mixed metals from construction		
Totals			

This phase hasn't started yet (it will run from 12/07/2021 to 05/08/2023).

Development Overview

Plan not completed

Project Name	Harefield Road
Value	Circa £55,000,000
Address	Units 1 & 2 Harefield Road, Uxbridge, UB8 1JS
Type Of Construction	Demolition of existing buildings, RC frame (or similar), External façade (brick slips / panellised materials), full fit out of apartments and spaces. There are 194 residential care units across the blocks.
Number of Houses or area of development	
Number of Apartments	194
Site Manager	TBC
Contact Number	TBC
Start Date	12th July 2021
End Date	5th September 2023
Waste Storage Area Identified?	✓
Hazardous Waste Site Registration?	✗
Specialist Waste Carrier Required?	✗
Access For Waste Collection?	✓
Further Information From Client?	
Additional Client Requirements?	
Have Targets for Waste Reduction Been Set?	✓
Copy of Targets is Attached to this Plan?	✓
Project SIC	

Project Stage Checklist

Plan not completed

	Item	Comments
✓	Has a careful evaluation of materials been made so that over-ordering and site wastage is reduced?	Yes, a careful evaluation of materials has been made to reduce site wastage and keep cost to a minimum
✓	Has full consideration been given to the use of secondary and recycled materials?	Site will re-use inert waste on site for footpaths and hard standing areas. Site will try and keep material wastage to a minimum.
✓	Is unwanted packaging to be returned to the supplier for recycling or re-use?	In order to comply with duty of care procedures, site will be responsible for removing packaging waste from site.
✓	Can unused materials be returned to supplier or used on another site?	Site expect to have very little unused materials, however the developer will reuse these materials on another site if practical for the project.

Project Planning Checklist

Plan not completed

	Item	Comments
✓	Has a project programme been developed to include likely waste arising? (how much, when and what types)	Site waste management plan and on site segregation has been implemented, The SWMP identifies the likely waste arising from the project. Monthly reports will be produced to highlight the volume, cost and type of waste produced.
✓	Has an area been designated for waste management, including segregation of waste?	An area has been designated for waste management. This is easily accessible for site employees and the service provider.
✓	Can targets be set for different types of waste likely to arise from the project? Setting targets and measuring performance against them will gain discretionary Code for sustainable homes credits.	Monthly reports will be distributed to the customer by Reconomy Solutions to help monitor and set targets. Regular site visits by Reconomy Solutions Regional Manager will be completed to help review the plan and set waste targets.
✓	Has disposal of liquid wastes such as wash-down water, dewatering or toilet waste been considered?	TBC
✓	Have measures been put in place to deal with expected (and unexpected) hazardous waste?	Reconomy technical support team will remove all unexpected hazardous waste and audit trail will be updated in the plan. Site will utilise E.A 210 litre clip top drums and 1100 litre wheelie bin as part of the hazardous waste station, for removal of expected hazardous waste.
✓	Has agreement been sought from the sewage company for trade effluent discharge?	TBC
✓	Have opportunities been considered for re-use of materials on site i.e. crushing concrete?	Any material unable to be reused will be transported to local transfer station for crushing and further recycling and re-use.
✓	Have you considered what are the most appropriate sites for disposal of residual waste from the project?	Residual waste that is removed by Reconomy will be disposed of at licensed site. If residual waste is needed to be removed, copies of the licences are located in the site waste management plan.
✓	Are there opportunities for reducing disposal costs from waste materials, which may have commercial value?	On site segregation is implemented to help reduce waste cost from site

Site Operations Checklist

Plan not completed

	Item	Comments
✓	Has responsibility for Waste Management and Compliance been assigned to a named individual?	Project Manager will be responsible for the waste management on site.
✓	Have Reconomy attended site to assess waste output and demonstrate best practice for all of site requirements?	Reconomy have assisted site in the implementation of the waste management plan. Reconomy will visit the site on a regular basis to help set targets and ensure good waste management practice.
✓	Are containers/skips clearly labelled to avoid confusion?	To help assist with the segregation signage will be used on site and will be clearly labelled on the segregated skips.
✓	Are the Duty of Care procedures complied with, including the provision of transfer notes and authorisation checks of registered carriers, registered exempt sites and licensed waste management facilities?	Reconomy will record and keep copies of all of sites transfer notes for two years. Reconomy compliance team has carried out authorised checks on the chosen service provider, All relevant carriers licences details are located in sites waste management plan
✗	Are any checks made that excavation waste is received at the intended site?	N/A
✓	Is implementation of agreed waste management procedures monitored?	Reports are produced on a monthly basis to ensure that site is following the agreed waste management plan. Reconomy Regional Account Manager will visit site on a regular basis to monitor sites performance.
✓	Are reports regularly produced regarding waste quantities and treatment/disposal routes, and on costs incurred?	Monthly reports are produced that identify cost and quantities of waste removed from site.
✓	Record quantities of waste?	As above
✓	During site operations, are barriers to good waste management practice considered and noted for incorporation into the post-completion review?	All employees are aware of companies waste management procedures, which are noted in the employees' site induction.

Sign-Off

I hereby confirm that any information given above will form part of the Site Waste Management Plan, and as such, is current and correct. In addition, I confirm compliance with the requirements of Duty of Care and that material will be handled efficiently and waste managed appropriately.

Signature .....

Full name .....

Position .....

Company .....

Demolition Checklist

Section not completed

	Item	Comments
	Has a pre-demolition audit been scheduled and/or conducted?	
	Has a demolition waste assessment been completed & communicated to all relevant persons?	
	Have targets been established as to the types and quantities of materials that can be recovered?	
	Has a recovery plan (and soft strip methodology) been developed to allow for the effective segregation and storage of reprocessed materials?	
	Has a site layout plan been developed to allow for the effective segregation and storage of reprocessed materials?	
	Have provisions been established to mitigate any potential nuisance from the storage of reprocessed materials?	
	Have environmental regulatory requirements been effectively addressed i.e. waste management licensing exemptions?	
	Is information available as to the quantities of reprocessed materials permitted to be stored on-site at any one time?	
	Is information available as to the duration that reprocessed materials may be stored on site?	
	Have processes been established to verify the quantities of materials that have been recovered?	

Demolition Phase details

Section not completed

Phase description	Demolition
Person(s) in charge of site works	

Declaration

Morgan Sindall confirms compliance with the requirements of Duty of Care and that all materials will be handled efficiently and waste managed appropriately.

Waste to be created

Phase not completed

	Waste Type	EWC code	Predicted	Re-use on site	Recycle	Dispose	Container	Number
	Mixed construction waste	17-09-04	200 T		170.0 T	30.0 T		
	Mixed inert wastes	17-01-07	150 T		150.0 T			
	Soil and Stones Hazardous	17-05-03	150 T			150.0 T		
	Totals		**500 T**	**0 T**	**320 T**	**180 T**		**0**

Waste created

Section not completed

Actual

No data recorded yet.

Reconomy's figures last updated 1st September 2020. Click the **Refresh** button above to check for the latest Reconomy data. Click the **Detail** button above to view how the Reconomy figures were derived.

Difference from predicted

Waste Type	EWC code	Produced	Re-use on site	Recycle	Dispose
Mixed construction waste	17-09-04	-200 T	0 T	-170 T	-30 T
Mixed inert wastes	17-01-07	-150 T	0 T	-150 T	0 T
Soil and Stones Hazardous	17-05-03	-150 T	0 T	0 T	-150 T
Totals		**-500 T**	**0 T**	**-320 T**	**-180 T**

Additional documentation

Attach any additional documentation relating to this phase in here.

Declaration

We confirm compliance with the requirements of Duty of Care and that all materials will be handled efficiently and waste managed appropriately.

In certain circumstances Reconomy Solutions may have to rely on estimated tonnage and in such circumstances will use its best endeavours to ensure that the data is correct utilising as its base, industry averages; however the Company accepts no liability as to the precise accuracy of the same.

Signature .....

Full name .....

Position .....

Company .....

Build Phase details

Phase not completed

Phase description	Build
Person(s) in charge of site works	TBC

Period 1	12th July 2021 - 12th October 2021
Period 2	12th October 2021 - 12th January 2022
Period 3	12th January 2022 - 12th April 2022
Period 4	12th April 2022 - 12th July 2022
Period 5	12th July 2022 - 12th October 2022
Period 6	12th October 2022 - 12th January 2023
Period 7	12th January 2023 - 12th April 2023
Period 8	12th April 2023 - 12th July 2023
Period 9	12th July 2023 - 5th August 2023

Contractor	Waste carrier	Registration no.	Disposal site	Type of site	License permit / exemption no.
Reconomy	Reconomy (UK) Ltd	CBDU64227	TST999 - Virtual Transfer Station Site 1 Kelsall House Stafford Court Telford TF3 3BD	Transfer Station	123456
Reconomy	GBN	CBDU90075	Harvil Road, Harefield, Uxbridge, UB9 6JT	Transfer & Treat	CB3709XH

Declaration

Morgan Sindall confirms compliance with the requirements of Duty of Care and that all materials will be handled efficiently and waste managed appropriately.

Waste to be created

Phase not completed

	Waste Type	EWC code	Predicted	Re-use on site	Recycle	Dispose	Container	Number
	Light mixed and compactable waste	17-09-04 + 20-03-01	769.23 T		753.8 T	15.4 T	12yd, 20yd, 40yd	
	Mixed inert wastes	17-01-07	192.3 T		192.3 T		8yd, 20yd roro	
	Plasterboard	17-08-02	256.41 T		256.4 T		12yd, 20yd, 40yd	
	Mixed metals from construction	17-04-07	64.3 T		64.3 T		12yd, 14yd, 20yd 40yd	
	Totals		**1282.24 T**	**0 T**	**1266.8 T**	**15.4 T**		**0**

Waste created

Section not completed

Actual

No data recorded yet.

Reconomy's figures last updated 1st September 2020. Click the **Refresh** button above to check for the latest Reconomy data. Click the **Detail** button above to view how the Reconomy figures were derived.

Difference from predicted

Waste Type	EWC code	Produced	Re-use on site	Recycle	Dispose
Light mixed and compactable waste	17-09-04 + 20-03-01	-769.23 T	0 T	-753.8 T	-15.4 T
Mixed inert wastes	17-01-07	-192.3 T	0 T	-192.3 T	0 T
Plasterboard	17-08-02	-256.41 T	0 T	-256.4 T	0 T
Mixed metals from construction	17-04-07	-64.3 T	0 T	-64.3 T	0 T
Totals		**-1282.24 T**	**0 T**	**-1266.8 T**	**-15.4 T**

Additional documentation

Attach any additional documentation relating to this phase in here.

Declaration

We confirm compliance with the requirements of Duty of Care and that all materials will be handled efficiently and waste managed appropriately.

In certain circumstances Reconomy may have to rely on estimated tonnage and in such circumstances will use its best endeavours to ensure that the data is correct utilising as its base, industry averages; however the Company accepts no liability as to the precise accuracy of the same.

Signature .....

Full name .....

Position .....

Company .....

Record of plan reviews

Section not completed

Date of review	Review completed by	Results of review
21st July 2020	M Wright (Reconomy)	Start of plan
2nd September 2020	M Wright (Reconomy)	Update development details Inc. Number of units and project value.
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Post Completion Checklist

Section not completed

Item	Comments
Has a final report for the use of recycled and secondary materials, waste reduction, segregation, recovery and disposal, with costs and savings identified, been completed, incorporating benchmark measures?	
Has the plan been monitored and updated in accordance with the regulation?	
How did estimated waste quantities of each type of waste compare against actual quantities of each waste type?	
Was there any deviation from the plan?	
If yes, explain the reason for and nature of any deviation.	
Please detail any cost savings made as a result of completing and implementing the site waste management plan.	
Please detail any targets set for the reduction of wastes.	
Has the performance of the site been reviewed against the targets for waste reduction	
Have any necessary amendments been identified for future plans?	
Have any key waste management issues been considered for action at future projects?	
Any other comments?	

Post completion summary

Demolition phase

Predicted

Waste Type	EWC code	Produced	Re-use on site	Recycle	Dispose
Mixed construction waste	17-09-04	200 T		170.0 T	30.0 T
Mixed inert wastes	17-01-07	150 T		150.0 T	
Soil and Stones Hazardous	17-05-03	150 T			150.0 T
Totals		**500 T**	**0 T**	**320 T**	**180 T**

Actual

No data recorded yet.

Difference

Waste Type	EWC code	Produced	Re-use on site	Recycle	Dispose
Mixed construction waste	17-09-04	-200 T	0 T	-170 T	-30 T
Mixed inert wastes	17-01-07	-150 T	0 T	-150 T	0 T
Soil and Stones Hazardous	17-05-03	-150 T	0 T	0 T	-150 T
Totals		**-500 T**	**0 T**	**-320 T**	**-180 T**

Build phase

Predicted

Waste Type	EWC code	Produced	Re-use on site	Recycle	Dispose
Light mixed and compactable waste	17-09-04 + 20-03-01	769.23 T		753.8 T	15.4 T
Mixed inert wastes	17-01-07	192.3 T		192.3 T	
Plasterboard	17-08-02	256.41 T		256.4 T	
Mixed metals from construction	17-04-07	64.3 T		64.3 T	
Totals		**1282.24 T**	**0 T**	**1266.8 T**	**15.4 T**

Actual

No data recorded yet.

Difference

	Waste Type	EWC code	Produced	Re-use on site	Recycle	Dispose
	Light mixed and compactable waste	17-09-04 + 20-03-01	-769.23 T	0 T	-753.8 T	-15.4 T
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	Plasterboard	17-08-02	-256.41 T	0 T	-256.4 T	0 T
	Mixed metals from construction	17-04-07	-64.3 T	0 T	-64.3 T	0 T
	Totals		**-1282.24 T**	**0 T**	**-1266.8 T**	**-15.4 T**

Sign-Off

I hereby confirm that any information given above will form part of the Site Waste Management Plan, and as such, is current and correct. In addition, I confirm compliance with the requirements of Duty of Care and that material will be handled efficiently and waste managed appropriately.

Signature .....

Full name .....

Position .....

Company .....

Overview - The Site Waste Management Plans Regulations 2008

Introduction

The Site Waste Management Plans Regulations 2008 were laid before Parliament on 15th February 2008, and came into full force on 6th April 2008. The regulations do not apply to any project that was planned before 6th April, if construction work commenced before 1st July 2008.

They apply to all projects with a value of £300k or more, with additional updating requirements for projects with a value of £500k or more.

The regulations place the initial responsibility for the production of the plan with the client. The client must produce the plan before the project is started. If a project is started without a site waste management plan, then both the client and the principal contractor are guilty of an offence under these regulations. The regulations also lay out what the plan must include.

Requirements for a site waste management plan:

The plan must identify:

- The client
- The principal contractor
- The person who drafted it
- The location of the site
- The estimated cost of the project

It must record any decision made in order to minimise the quantity of waste produced on site before the plan was drafted.

It must:

- Describe each waste expected to be produced
- Estimate the quantity of each type of waste
- Identify the waste management action for each type of waste including re-using, recycling, recovery of disposal.

It must also contain a declaration that both the client and the principal contractor will comply with the requirements of Duty of Care and that materials will be handled efficiently and waste managed appropriately.

Updating the plan

Once the project starts then the regulations place an obligation on the principal contractor to update the plan. If the project has a value of less than £500k then they must record details of the identity of the person removing the wastes, the types of waste removed and the site the waste is being taken to. They must also, within three months of the completion of the project, add a confirmation that wastes have been monitored and the plan updated to reflect any changes along with an explanation of any deviation from the plan.

If the project is worth more than £500k, then these requirements are increased to include further, more clearly defined, Duty of Care information. The principal contractor must also:

1) Review the plan
2) Record quantities and types of waste produced
3) Record the types and quantities of waste that have been:
   a) Reused (on or off site)
   b) Recycled (on or off site)
   c) Sent of other forms of recovery (on or off site)
   d) Sent to landfill
   e) Otherwise disposed of
4) Update the plan to reflect the progress of the project

Within three months of the work being completed the principal contractor must add to the plan:

- Confirmation that the plan has been monitored and updated in accordance with the regulation
- A comparison of estimated quantities of each type of waste generated against the actual quantities of each waste type
- An explanation of any deviation from the plan
- An estimate of the cost savings that have been achieved by completing and implementing the plan (an increased cost will effectively be a negative saving)

The principal contractor must ensure that the plan is kept on site, and every contractor knows where it is kept. It must be available to any contractor carrying any work described in the plan

The principal contractor must retain the plan for two years following the completion of the project.

Additional Duties

In addition to the requirements laid out in the regulations the Client and Principal Contractor must, so far as is reasonably practicable, comply with a number of additional duties laid out in the Schedule to the regulations.

These include:

- Ensuring cooperation between contactors during the construction phase.
- Induction, information and training for every worker, with respect to the site waste management plan.
- Ensuring that waste produced is reused, recycled or recovered

There are also a number of other requirements relating to joint responsibilities for both the client and Principal contractor.

Failure to comply with this schedule is also an offence.

Enforcement and Penalties

The Environment Agency and local government or council enforcement officers will enforce these regulations.

A person found guilty of an offence is liable, on summary conviction to a fine not exceeding £50k or on indictment to an unlimited fine. Where a corporate body is guilty of an offence, individual liability also applies to directors, managers and other persons acting in a similar capacity.

The enforcement body may also issue a £300 fixed penalty notice if any person fails to produce a site waste management plan or any other record when required to do so by an Enforcement Officers.

Waste Carriers and Brokers Registration Certificate

Certificate of Registration under the Waste (England and Wales) Regulations 2011

Regulation authority

Name	Environment Agency
Address	National Customer Service Centre 99 Parkway Avenue Sheffield S9 4WF
Telephone number	03708 506506

The Environment Agency certify that the following information is entered in the register which they maintain under regulation 28 of the Waste (England and Wales) Regulations 2011.

Carriers details

Name of registered carrier	Reconomy (UK) Ltd.
Registered as	an upper tier waste carrier, broker and dealer
Registration number	CBDU64227
Address of place of business	RECONOMY UK LTD KELSALL HOUSE STAFFORD PARK 1 TELFORD TF3 3BD
Telephone number	01952 211782
Date of registration	Thursday 11th October 2018
Expiry date of registration (unless revoked)	Tuesday 26th October 2021

Making changes to your registration

Your registration will last 3 years and will need to be renewed after this period. If any of your details change, you must notify us within 28 days of the change.

You can do this by calling the Environment Agency and providing your access code. Your access code is: .

Morgan Sindall - Excel BREEAM template

A copy of the Morgan Sindall Excel BREEAM template is provided below.

Morgan Sindall BREEAM Site Waste Management Plan Version 3.0 Amended June 2011.xls

Uploaded on 01/02/13
by Brian Marshall (Reconomy)

Click on any file to download it.

Additional documentation

Attach any additional documentation relating to this plan in here.