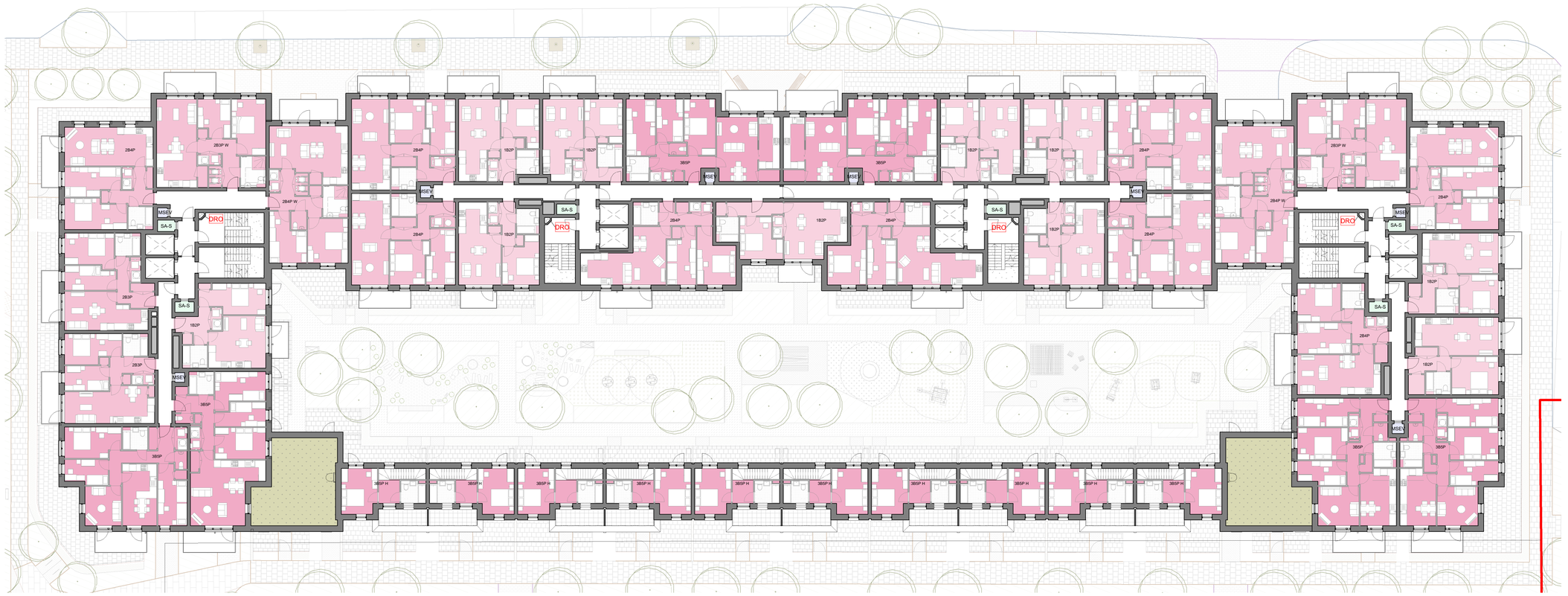


Legend

- 1B2P
- 2B3P
- 2B3P W
- 2B4P
- 2B4P W
- 3B5P
- 3B5P H
- SC MSEV
- SC SA-S
- SERVICING AND PLANT

Phase 3 - Level 02
1 : 200

0m 5m 10m 15m

F E D C Houses

Designed with reference to the surveys, information and reports listed:
15865-21-31651PLS-01REV - Topographical Survey (Survey Solutions);
C154568-01-01-RevD - Tree Survey Plan (Midelmarch Environmental);
07890-SYN-XX-00-DR-MEP-0001 - Existing Utility Overlay (Synergy)

Rev	Date	Description	Dwn	Ckd
		DRAFT		

Drawn	SSK
Checked	IC
Date	Jan 2026
Scale @ A1	1:200

Hayes Town Centre

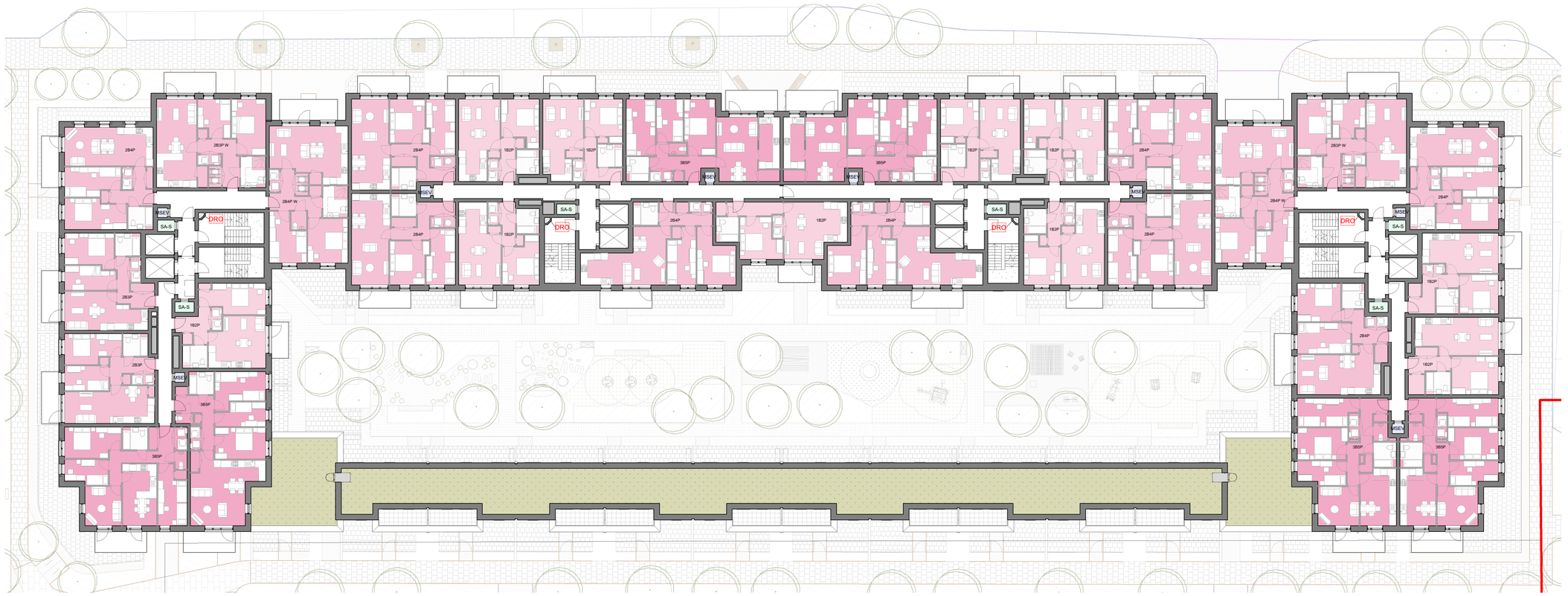
Phase 3 - Level 02

Project	Origin	Zone	Level	Type	Role	Number
HTC -	PRP -	03 -	02 -	GA -	A -	20802

Revision

Status
S4 Planning - STAGE ISSUE

PRP



Legend

- 1B2P
- 2B3P
- 2B3P W
- 2B4P
- 2B4P W
- 3B5P
- SC MSEV
- SC SA-S
- SERVICING AND PLANT

Phase 3 - Level 3

1 : 200

0m 5m 10m 15m

F E D C

Houses

Designed with reference to the surveys, information and reports listed:
15865-21-31651PLS-01REV - Topographical Survey (Survey Solutions);
C154568-01-01-RevD - Tree Survey Plan (Midelmarch Environmental);
07890-SYN-XX-00-DR-MEP-0001 - Existing Utility Overlay (Synergy)

Rev	Date	Description
		DRAFT

Dwn	Ckd
Drawn	SSK
Checked	IC
Date	Jan 2026
Scale @ A1	1:200

Hayes Town Centre

Phase 3 - Level 03

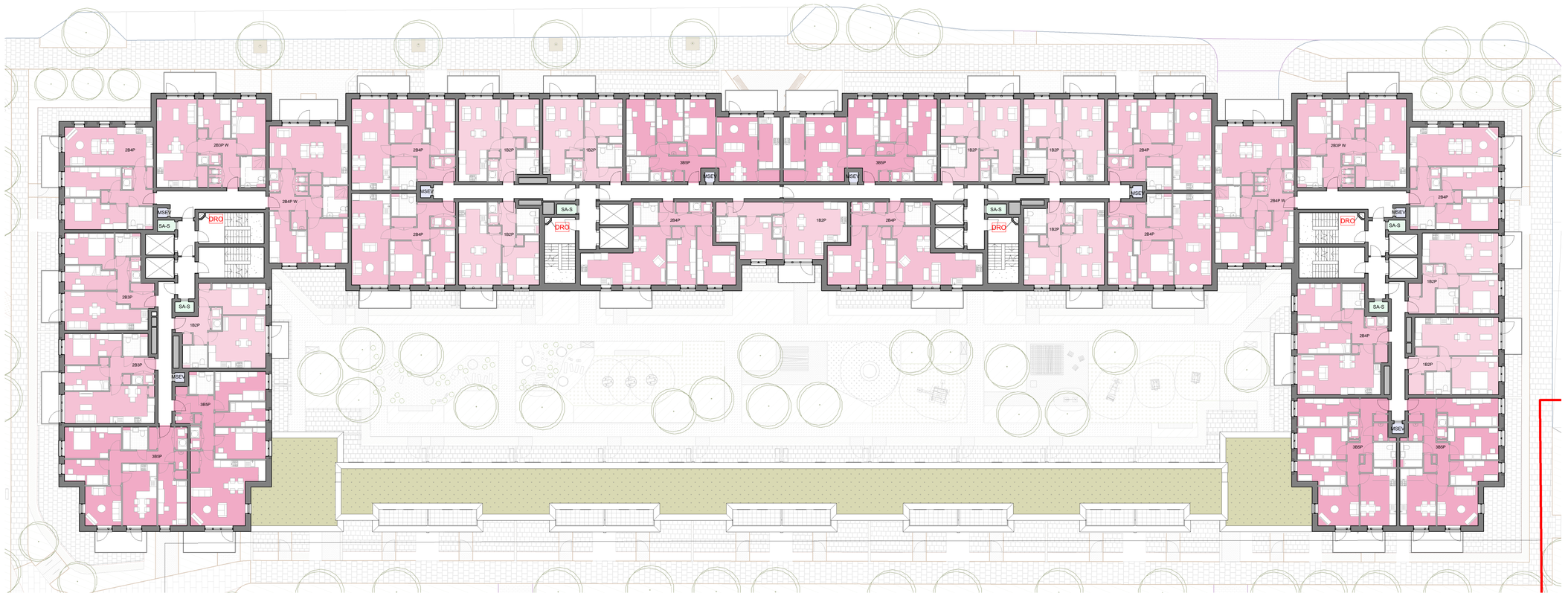
Project	Origin	Zone	Level	Type	Role	Number
HTC -	PRP -	03 -	03 -	GA -	A -	20803

Revision

Status

S4 Planning - STAGE ISSUE

PRP



Legend

- 1B2P
- 2B3P
- 2B3P W
- 2B4P
- 2B4P W
- 3B5P
- SC MSEV
- SC SA-S
- SERVICING AND PLANT

Phase 3 - Level 4

1 : 200

0m 5m 10m 15m

F E D C

Houses

Designed with reference to the surveys, information and reports listed:
15865-21-31651PLS-01REV - Topographical Survey (Survey Solutions);
C154568-01-01-RevD - Tree Survey Plan (Midelmarch Environmental);
07890-SYN-XX-00-DR-MEP-0001 - Existing Utility Overlay (Synergy)

Rev	Date	Description
		DRAFT

Dwn	Ckd
Drawn	SSK
Checked	IC
Date	Jan 2026
Scale @ A1	1:200

Hayes Town Centre

Phase 3 - Level 04

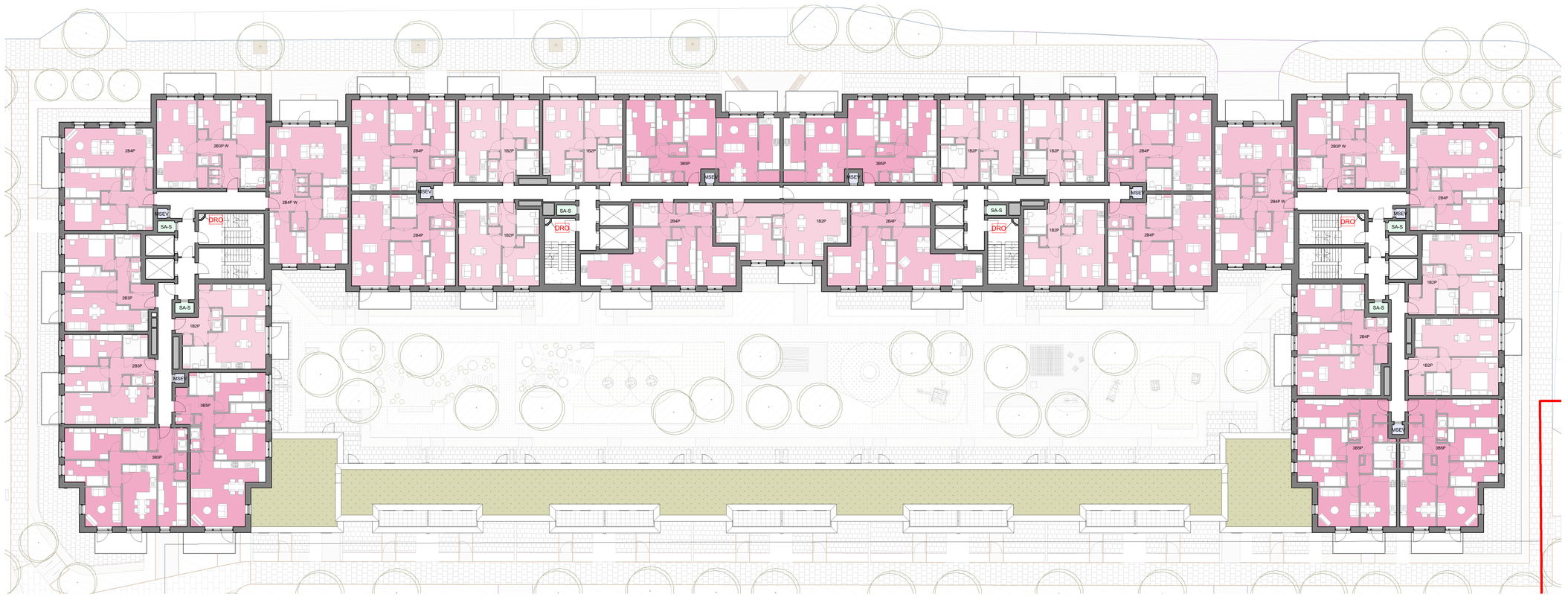
Project	Origin	Zone	Level	Type	Role	Number
HTC -	PRP -	03 -	04 -	GA -	A -	20804

Revision

Status

S4 Planning - STAGE ISSUE

PRP



Legend

- 1B2P
- 2B3P
- 2B3P W
- 2B4P
- 2B4P W
- 3B5P
- SC MSEV
- SC SA-S
- SERVICING AND PLANT

Phase 3 - Level 5
1 : 200

0m 5m 10m 15m

F E D C
Houses

Designed with reference to the surveys, information and reports listed:
15865-21-31651PLS-01REV - Topographical Survey (Survey Solutions);
C154568-01-01-RevD - Tree Survey Plan (Midelmarch Environmental);
07890-SYN-XX-00-DR-MEP-0001 - Existing Utility Overlay (Synergy)

Rev	Date	Description
		DRAFT

Dwn	Ckd		
		Drawn	SSK
		Checked	IC
		Date	Jan 2026
		Scale @ A1	1:200

Hayes Town Centre

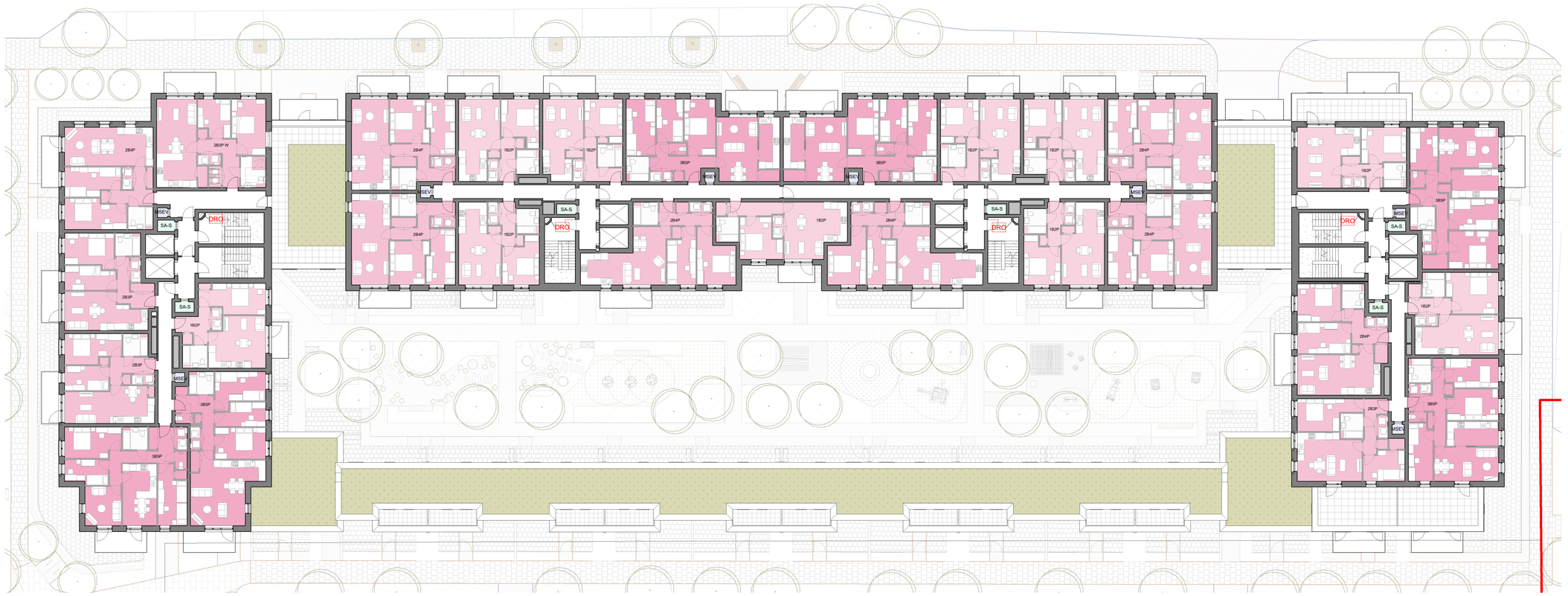
Phase 3 - Level 05

Project	Origin	Zone	Level	Type	Role	Number
HTC -	PRP -	03 -	05 -	GA -	A -	20805

Revision

Status
S4 Planning - STAGE ISSUE

PRP



Legend

- 1B2P
- 2B3P
- 2B3P W
- 2B4P
- 3B5P
- SC MSEV
- SC SA-S
- SERVICING AND PLANT

Phase 3 - Level 6

1 : 200

0m 5m 10m 15m

F E D C

Houses

Designed with reference to the surveys, information and reports listed:
15865-21-31651PLS-01REV - Topographical Survey (Survey Solutions);
C154568-01-01-RevD - Tree Survey Plan (Midelmarch Environmental);
07890-SYN-XX-00-DR-MEP-0001 - Existing Utility Overlay (Synergy)

Rev	Date	Description
		DRAFT

Dwn	Ckd	Drawn	SSK
		Checked	IC
		Date	Jan 2026
		Scale @ A1	1:200

Hayes Town Centre

Phase 3 - Level 06

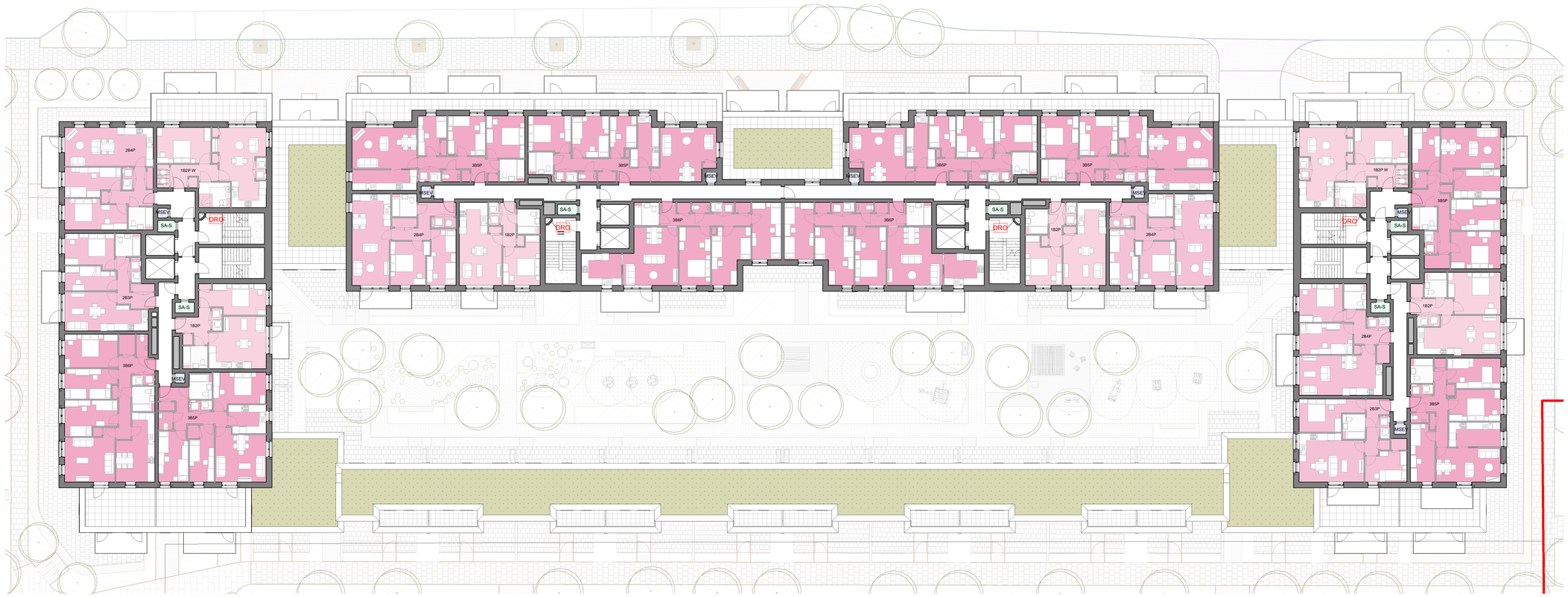
Project	Origin	Zone	Level	Type	Role	Number
HTC -	PRP -	03 -	06 -	GA -	A -	20806

Revision

Status

S4 Planning - STAGE ISSUE

PRP



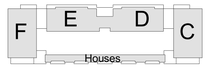
Legend

- 1B2P
- 1B2P W
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- SC MSEV
- SC SA-S
- SERVICING AND PLANT

Phase 3 - Level 7

1 : 200

0m 5m 10m 15m



Designed with reference to the surveys, information and reports listed:
15865-21-31651PLS-01REV - Topographical Survey (Survey Solutions);
C154568-01-01-RevD - Tree Survey Plan (Midelmarch Environmental);
07890-SYN-XX-00-DR-MEP-0001 - Existing Utility Overlay (Synergy)

Rev	Date	Description
		DRAFT

Dwn	Ckd
Drawn	SSK
Checked	IC
Date	Jan 2026
Scale @ A1	1:200

Hayes Town Centre

Phase 3 - Level 07

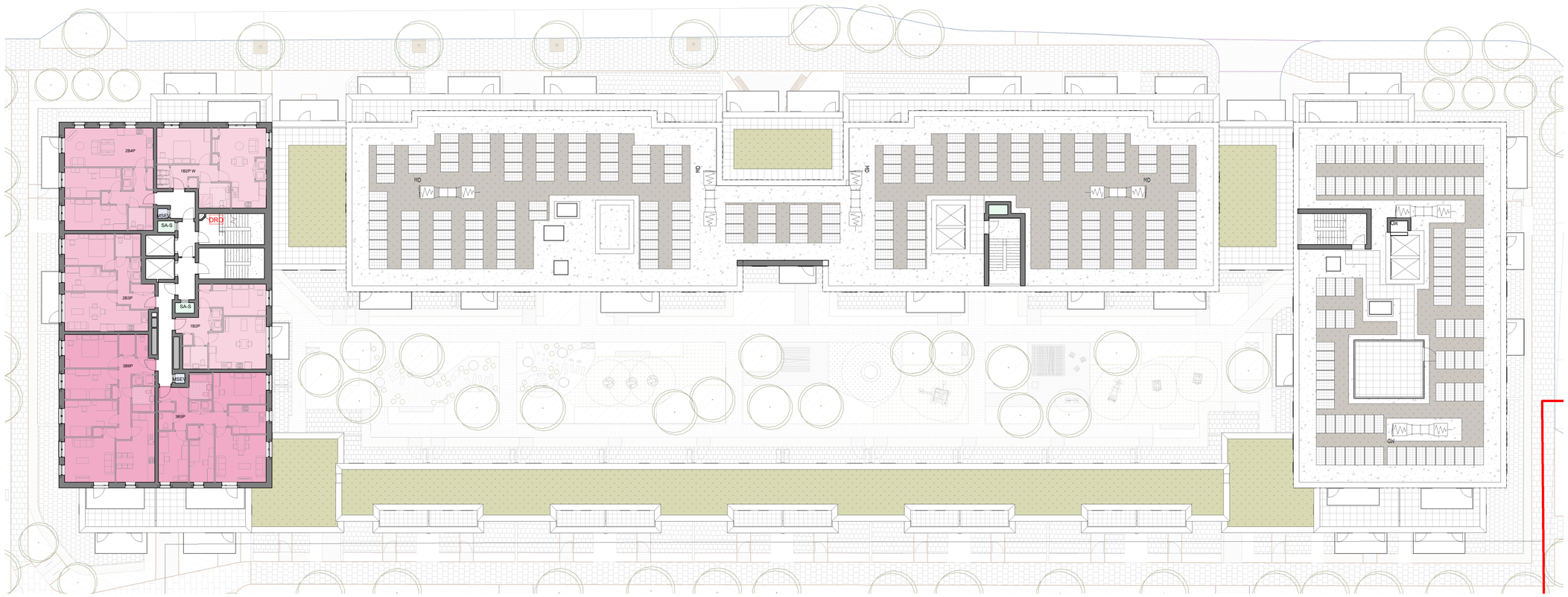
Project	Origin	Zone	Level	Type	Role	Number
HTC -	PRP -	03 -	07 -	GA -	A -	20807

Revision

Status

S4 Planning - STAGE ISSUE

PRP



Legend

- 1B2P
- 1B2P W
- 2B3P
- 2B4P
- 3B5P
- 3B6P
- SC MSEV
- SC SA-S
- SERVICING AND PLANT

Phase 3 - Level 8
1 : 200

0m 5m 10m 15m

F E D C
Houses

Designed with reference to the surveys, information and reports listed:
15865-21-31651PLS-01REV - Topographical Survey (Survey Solutions);
C154568-01-01-RevD - Tree Survey Plan (Midelmarch Environmental);
07890-SYN-XX-00-DR-MEP-0001 - Existing Utility Overlay (Synergy)

Rev	Date	Description
		DRAFT

Dwn	
Ckd	
Drawn	SSK
Checked	IC
Date	Jan 2026
Scale @ A1	1:200

Hayes Town Centre

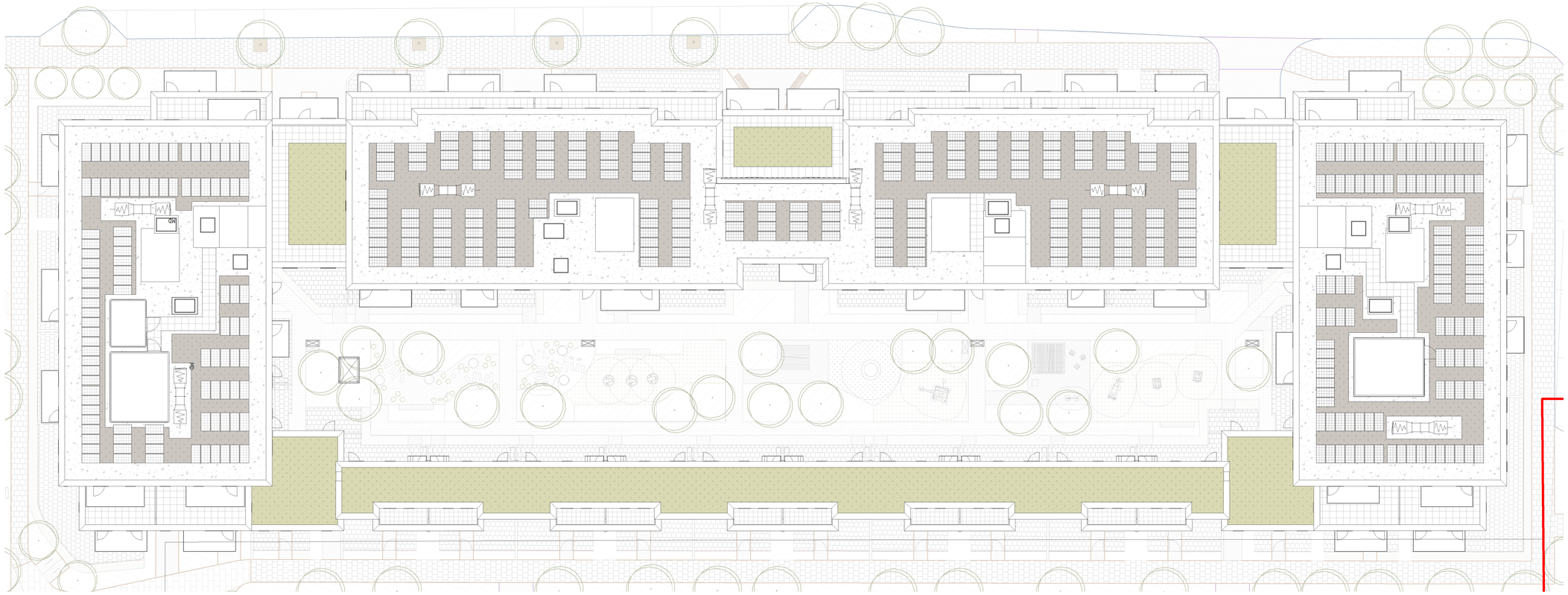
Phase 3 - Level 08

Project	Origin	Zone	Level	Type	Role	Number
HTC -	PRP -	03 -	08 -	GA -	A -	20808

Revision

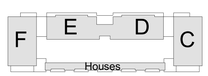
Status
S4 Planning - STAGE ISSUE

PRP



Phase 3 - Roof Plan
1 : 200

0m 5m 10m 15m



Designed with reference to the surveys, information and reports listed:
15865-21-31651IPLS-01REV - Topographical Survey (Survey Solutions);
C154568-01-01-RevD - Tree Survey Plan (Midelmarch Environmental);
07890-SYN-XX-00-DR-MEP-0001 - Existing Utility Overlay (Synergy)

Rev	Date	Description
		DRAFT

Dwn	Ckd		
		Drawn	SSK
		Checked	IC
		Date	Jan 2026
		Scale @ A1	1:200

Hayes Town Centre

Phase 3 - Roof

Project	Origin	Zone	Level	Type	Role	Number
HTC -	**PRP - 03 -**		**RF - GA -**		**A -**	**20809**

Revision

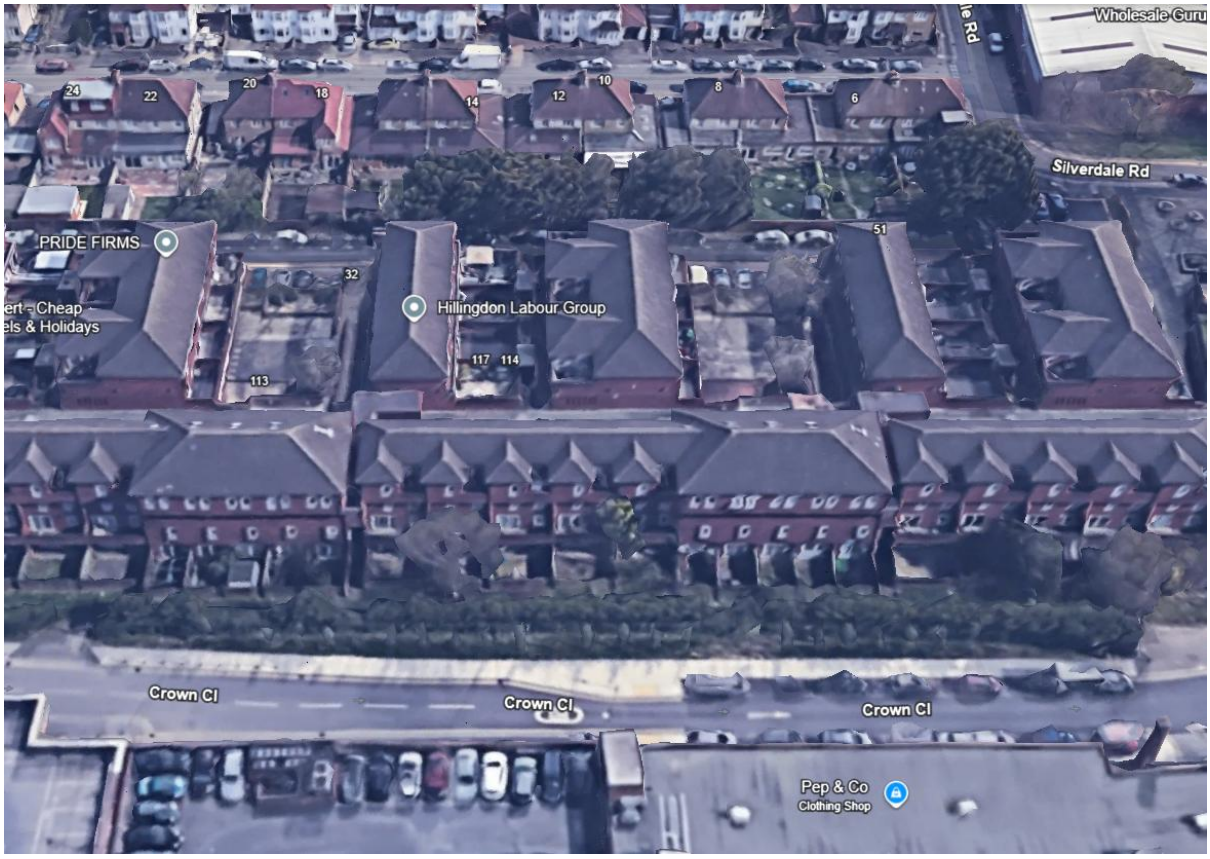
Status
S4 Planning - STAGE ISSUE

PRP

Appendix 2 – Pre-Demolition Audit

ICE PROTOCOL STATEMENT

Phase 2 & 3,Crown Close, Hayes.



For

Higgins Partnerships

Prepared By:

NORTHEAST DEMOLITION UK LTD

Principal Contractor	**Northeast Demolition UK Ltd**
Person Responsible for Waste on Site	**Supervisor- Northeast Demolition**
Person Completing this Form	**Ronnie Mould MIDE**
Date	**27th November 2025**

CONCEPT DESIGN: 27th November 2025
CONCEPT DESIGN STAGE: TBC 2025

CONTENTS

1 INTRODUCTION

Higgins Partnerships requested Northeast Demolition UK Ltd to adopt and implement the ICE Demolition Protocol for the demolition of Phase 2 & 3, Crown Close, Hayes.

This document adresses the potential for reusing and recycling components and materials from the building(s) and aims to:

- Provide an understanding of the waste materials likely to arise from the demolition of the building in order to assist with the redevelopment of the Site Waste Management Plan (SWMP)
- Assist in the management of the materials removed from the building in line with the Waste Hierarchy, ie. Maximise reuse and recycling and minimise waste to landfill
- Provide evidence for environmental assessments such as BREEAM

This report contains estimations we have made on the anticipated tonnage of materials which may be recovered from the building(s) and assesses the target demolition recovery quantities for the materials which will be recycled or reclaimed as a result of the demolition works. It is then intended that the extent of materials which are recovered from the demolition process will be advised by the contractor.

2 Demolition Works: Existing Structures

The site is made up of the following structures:

Brick/concrete RC frame built flats.

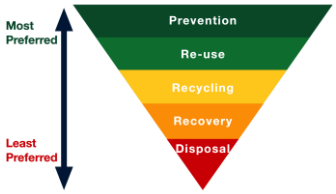
Single story multi car garage, of concrete build.

The demolition works comprise of the following:

- Demolition of structures to ground slab level including full soft strip and asbestos removal.
- Removal of all concrete ground slabs/foundations.
- Crushing contcrete/hardcore on site to 6F2 for reuse.

3 Demolition Recovery

The demolition protocol requires the identification of arisings from the demolition works, their quantification and a target recovery factor / index to be calculated.



Basis for Quantities, Assumptions and Exclusions

The bill of quantities is based on the following information:

- Schedule of quantities of existing buildings.
- The ground slabs have been assumed as 200 mm thick
- Potential applications and any related issues for the resuse and reycling of the key materials in accordance with the waste heirarchy. NED use the UK Waste Heriarchy Chart as shown above.
- Opportunities for resue and recycling within the same development: Circa 9000 tonnes of hardcore & concrete to be crushed to 6F2. Including Asbestos screen, chemical testing and grading.

4 Opportunities and Identification for Resuse & Recycling

- Identification of local reprocesses or recyclers for recycling of materials: Rubbish will be taken to Westminster Waste, and Metal to All Scrap Metal, both transfer stations are approx 8 miles away from the site.
- Identification of overall recycling targets where appropriate – 98%
- Identifiction of reuse targets where appropriate – 98%
- Indentification of overall landfill diversion rate for all key materials – 98%

5 Conclusions

The quantity of material produced by the demolition process has been calculated and is shown in Appendix A, these are only an estimate and we therefore anticipate slight change to quantities upon commencement of the works. It is however a requirement of the demolition contract for quantities of materials which are being reclaimed or recycled by the demolition contractor to be fully recorded, which means that a full and comprehensive waste data log will be provided on completion of the works.

Concrete arisings and non-concrete masonry from the demolished buildings will be crushed on site to be used as a capping layer/piling mat over the area or used as infill to voids and other areas which need to be infilled . Tarmac material to be crushed to a type 2 certfied material ready for use as a drainage run cover.

The demolition contractor will be able to provide Higgins Partnerships with material transfer notes and consignment notes showing the transfer of all materials for which they have been responsible during the demolition works.

Table 1 – Demolition Waste Groups: Audit Findings & Recommendations						
EWC	**KEY GROUP**	**EXAMPLES**	**TOTAL TONNAGE**	**TOTAL RECOVERABLE**	**% REUSED**	**% RECYCLED**
170102	BRICKS/HARDCORE	Bricks/blockwork	5000	5000	0%	100%
Recommendations		Bricks on this site have a low reclaim value and will therefore be crushed to 6F2 and resued on site.				
Pontential Waste Disposal Sites		N/A				
170101	CONCRETE	pipes, kerb stones, paving slabs, concrete rubble, precast in situ	8000	8000	0%	100%
Recommendations		Concrete will be crushed to 6F2 and reused on site.				
Pontential Waste Disposal Sites		N/A				
170201	TIMBER	softwood, hardwood, board products such as plywood, chipboard, medium density fibreboard (mdf)	150	150	0%	100%
Recommendations		it is reccomended that a local reclaimation company is contacted to asses the possibility of reuse and recycling of timber products. However, if this is not possible, all timber arisings will be taken to a suitable transfer station to be recycled and reused as appropriate.				
Pontential Waste Disposal Sites		PEARCE (pearce-group.co.uk) ENVA Enva				
1703	ASPHALT & TAR	bitumen, coal tars, asphalt	20	20	0%	100%
Recommendations		Tarmac should be removed from site and recycled by a specialist waste contractor.				
Pontential Waste Disposal Sites		RMS (recycledmaterialsupply.co.uk)				
1704	METALS	radiators, cables, wires, bars, sheet	100	100	3%	97%
Recommendations		Metal sitex doors and shutters will be kept and collected by the site owner. Metal will be separated on site and it is reccommended that any non-ferrous metals should be spearated from other materials as they have a higher resale value on the metal market. These metals should be removed and taken to a licenced Waste Management centre to be recycled.				
Pontential Waste Disposal Sites		EMR EMR Global UK MRG LCM Scrap				
170904	MIXED (RUBBISH) OR OTHER	efforts should be made to categorise waste into the above categories wherever possible	150	150	0%	95%
Recommendations		Any products that cannot be categorised otherwise, will be taken to a Waste Transfer Station where it will be further segregated into different waste streams to lessen or eliminate where possible, the percentage reaching landfill.				
Pontential Waste Disposal Sites		POWERDAY Powerday WESTMINSTER WASTE Westminster Waste				

170605	HAZARDOUS	defined in the hazardous waste list (hwl) of the european waste catalogue (ewc)	20	0	0%	0%
Recommendations		An Asbestos survey should be carried out and if present, reccomendations made for it removal. All ACMs will be managed according to the Control of Asbestos Regulations 2012. All asbestos waste will be taken to a licenced Waste Disposal Centre.				
Pontential Waste Disposal Sites		Mick George Home - Mick George - Construction Industry Leaders Dem Waste HOME (demwaste.co.uk)				
170802	GYPSUM	plasterboard, plaster, fibre cement sheets	5	5	0%	100%
Recommendations		Plasterboard waste must be segregated either on site and either recycled by a licenced waste company or if absolutely necessary, sent to landfill where it must be deposited in a separate cell where no biodegradable waste has been accepted.				
Pontential Waste Disposal Sites		WESTMINSTER WASTE Westminster Waste				
170203	PLASTICS	pipes, cladding, frames, non-packaging sheet	30	30	0%	100%
Recommendations		PVC window and door frames should be recycled or reused. There any various companies who are able to reuse or recycle these approriately.				
Pontential Waste Disposal Sites		WESTMINSTER WASTE Westminster Waste				
170604	INSULATION	glass fibre, mineral wool, foamed plastic	N/A	N/A		
1501	PACKAGING	paint pots, pallets, cardboard, cable drums, wrapping bands, polythene sheets	N/A	N/A		
1602	ELECTRICAL & ELECTRONIC EQUIPMENT	electrical and electronic tvs, fridges, air-conditioning units, lamps equipment	N/A	N/A		
1301	OILS	hydraulic oil, engine oil, lubricating oil	N/A	N/A		
170103	TILES & CERAMICS	ceramic tiles, clay roof tiles, ceramic, sanitary ware	N/A	N/A		
1701	INERT	mixed rubble or excavation material, glass	N/A	N/A		
1705	SOILS	soils, clays, sand, gravel, natural stone	N/A	N/A		
	LIQUIDS	non-hazardous paints, thinners, timber treatments	N/A	N/A		
	ARCHITECTURAL FEATURES	roof tiles, reclaimed bricks, fireplaces	N/A	N/A		
		TOTAL	**13,475**	**13, 455**		

Material	Reuse	Recycled		Waste
		Roads	Buildings	
Concrete	100%	10%	90%	0%
Brick/Hardcore	100%	0	100%	0%
Metals	100%	0	100%	0%
Glass	100%	0	100%	0%
Rubbish	0%	0	0%	100%
Wood	100%	0	100%	0%
Tarmac	100%	100%	0%	0%

Appendix 3 – Site Waste Management Plan

Waste Resource Efficiency Tracker

Guidance for completion	
1	In the Project Info page insert the info required in the cells that are white (Project name, start date, end date, value etc.
2	In the Project Info page you can update the values in the light grey cells if you have accurate date for the cost of a kwh of electricty or the m3 of water.
3	Where the Project has BREEAM or Code for Sustainable Homes, please complete this tab with the credits being targeted.
4	When there is a bill of quants in place 3. Predicted Waste should be updated with the values. Values should only be added in Column e and this will then project the waste streams.
5	With the Environment Manager go through 4. Waste Management Options and 4b. Reuse and select what will be undertaken on the site.
6	Any time a new waste carrier is brough on site then 5. Waste Carriers must be updated to reflect this.
7	The info on the tower cranes should be completed if you have any dates or information as this will help us when looking at the energy usage to see where the energy usage has increased etc.
8	On a monthly basis 1. Usage Info should be updated with any meter readings for water/electricty/diesel/delivery information and the financial value of the project for the month.
9	Once the waste reports are in from the Waste Carrier (which the Compliance Team can assist in obtaining) 6. Waste Info should be completed with the number of skips, weight and volume of waste should be updated and the % diversion from landfill. Where subcontractors are responsible for their own skips this information should be populated for any skips they have had removed too. Only input into the white areas, anything shaded grey does not need manual figures inputting as this will automatically calculate.
10	From the waste reports from the skip company update 7. Actual Waste v Predicted with the waste generated in each of the waste streams.
11	This document will be reviewed at regular intervals by the Compliance Team with the site team.
12	Once project is completed review 7. Actual Waste v Predicted and 1. Usage Info to see how the project performed against projected and against targets so that lessons learned and best practice can be fed back into the business.

Waste Resource Efficiency Tracker

Site Name:	Hayes Town Centre
Site Code:	C2322
Person in Charge of Project & For Ensuring Implementation of This Document:	
Start Date:	
Projected End Date:	
Gross Internal Floor Area (GIFA) m2:	24,639
Number of Units	248
Contract Value (£):	
Demolition to be Undertaken?	
If Yes Have We Arranged for Pre Demo Audit?	
Prelims Info:	
Amount for energy:	
Cost per kWh of elec avg:	£0.32000
Approx kWh purchased:	0.00
EKPI Target for Elec - KG CO2 per £100k:	#DIV/0!
Amount for water:	
Cost per m3 of water (approx):	£2.0494
Approx kWh purchased:	0.00
EKPI Target for Water - m3 per £100k:	#DIV/0!
Amount for waste:	
Approx cost per 8yd mixed waste skip:	250.00
Approx no of skips:	0.00
Approx m3 of waste	0.00
EKPI Target for Waste - m3 per £100k:	#DIV/0!
Tower Crane 1	TBS
Tower Crane 2	TBS
Tower Crane 3	
From	To
Tower Crane 4	
From	To

Reviewed by whom:	Date:	Comments

Waste Resource Efficiency Tracker

Date	No Of Skips Used to Date	M3 To Date	Tonnes To Date	Avg Tonnes Per M3	Review Usage Against Target	Actions to be Taken In next Quarter
Jan-24	20	70	25	0.357142857	Behind target but expected owing to only frame contractor on site.	Brickwork starting on site. Use segregated brick skips so we can review wastage. Engage with a pallet company to return pallets this way.

MAN03 - Responsible Construction Practices			
Credits Available	**Details**	**Yes/No**	**Support**
1	27 overall (Minimum of 9 in each category)		Speak to the Compliance Team
2	35 overall (Minimum of 11 in each category)		Speak to the Compliance Team
Exemplar	39 overall (Minimum of 13 in each category)		Speak to the Compliance Team

MAN03 - Construction Site Impacts			
Credits Available	**Details**	**Yes/No**	**Evidence**
1	Monitor and record energy consumption from the usage of plant, equipment and site accomodation. Report energy consumption (kWh per £100k and CO2 emissions in kg per £100k)	Yes	1. Usage Info
1	Monitor and record potable water consumption from the use of construction plant, equipment and site accomodation.	Yes	1. Usage Info
1	Monitor and record data on transport resulting from the delivery of the major construction materials to site and construction waste from site. Use this data to report total fuel consumption and total CO2 emissions, plus total distance travelled for materials and waste.		
1	Confirmation that all site and project timber is procured in accordance with the UK Government's Timber Procurement Policy	Yes	Responsible Sourcing Policy
1	The Principal Contractor must operate and Environmental Management System and implements best practice pollution prevention policies.	Yes	Responsible Sourcing Policy

WST01 - Construction Waste Management				
Credits Available	**Volume - m3**	**Weight - Tonnes**	**Yes/No**	**Yes/No**
1	<13.3	<11.1		6. Waste Info
2	<7.5	<6.5	Yes	6. Waste Info
3	<3.4	<3.2		6. Waste Info
Exemplary	<1.6	<1.9		6. Waste Info
1	70% Non Demo 80% Demo Excavation N/A	80% Non Demo 90% Demo Excavation N/A	Yes	6. Waste Info and Waste Reports
Exemplary	85% Non Demo 85% Demo 95% Excavation	90% Non Demo 95% Demo 95% Excavation		6. Waste Info and Waste Reports

Waste Resource Efficiency Tracker

Month	skip waste m3	skip waste tonnes	Cart away waste m3	% Waste recycled (skips)	Water m3	Emissions from Diesel kgCO2	Litres of Diesel	Emissions from Electricty kgCO2	kWh Electricity	Total Emissions kgCO2	Waste per £100k m3	Emissions from Energy kgCO2 per £100k	Water m3 per £100k	Turnover
Jan 1900	6.11	1.92	0	0.98	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Feb 1900	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Mar 1900	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Apr 1900	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
May 1900	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Jun 1900	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Jul 1900	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Aug 1900	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Sep 1900	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Oct 1900	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Nov 1900	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Dec 1900	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Jan 1901	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Feb 1901	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Mar 1901	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Apr 1901	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
May 1901	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Jun 1901	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Jul 1901	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Aug 1901	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Sep 1901	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Oct 1901	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Nov 1901	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Dec 1901	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Jan 1902	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Feb 1902	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Mar 1902	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Apr 1902	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
May 1902	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Jun 1902	0	0	0	#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Jul 1902		0		#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Aug 1902		0		#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Sep 1902		0		#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Oct 1902		0		#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Nov 1902		0		#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Dec 1902		0		#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Jan 1903		0		#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Feb 1903		0		#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Mar 1903		0		#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Apr 1903		0		#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
May 1903		0		#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Jun 1903		0		#DIV/0!	0	0.00	0.00	0.00	0.00	0.00	#DIV/0!	#DIV/0!	#DIV/0!	0.00
Jul 1903							0		0					0.00
Aug 1903							0		0					0.00
Sep 1903														
Total	6.11	1.92	0	#DIV/0!	0	0	0	0	0	0	#DIV/0!	#DIV/0!	#DIV/0!	0 0

Waste Resource Efficiency Tracker

			Jan 00	Feb 00	Mar 00	Apr 00	May 00	Jun 00	Jul 00	Aug 00	Sep 00	Oct 00	Nov 00	Dec 00	Jan 01	Feb 01	Mar 01	Apr 01	May 01	Jun 01	Jul 01	Aug 01	Sep 01	Oct 01	Nov 01	Dec 01	Jan 02	Feb 02	Mar 02	Apr 02	May 02	Jun 02	Jul 02	Aug 02	Sep 02	Oct 02	Nov 02
VALUE																																				
Monthly Valuation		£																																			
Cumulative Certified Value		£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ENERGY USE	**Unit**	**Initial Reading**																																		
In the old office	kWh	0																																		
Site Meter -Compound	kWh	0																																		
Electricity Meter 3	kWh	0																																		
Electricity Meter 4	kWh	0																																		
Electricity Meter 5	kWh	0																																		
Other Electricity Use	kWh																																			
Monthly Total Electricity Used		kWh	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Electricty Used		kWh	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			Higgins or S/C Name																																	
Diesel	Litres																																			
Diesel	Litres																																			
Diesel	Litres																																			
Diesel	Litres																																			
Total Monthly Diesel			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Diesel - Cumulative			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WATER USE	**Unit**	**Initial Reading**																																		
Water Meter 1	m^3																																			
Water Meter 2	m^3																																			
Water Meter 3	m^3																																			
Other Water Use	m^3																																			
Recycled Water	m^3																																			
Total Monthly Water Usage		m^3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Cumulative Water Usage		m^3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Monthly Water Use m3 per £100k			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Cumulative Water Use m3 per £100k			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Monthly Electricity Emissions		kg CO2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Monthly Electricity Emissions/£100k		**kg CO2/£100k**	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Cumulative Electricity Emissions		kg CO2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative Electricity Emissions/£100k		**kg CO2/£100k**	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Monthly Diesel Emissions		kg CO2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Monthly Diesel Emissions/£100k		**kg CO2/£100k**	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Cumulative Diesel Emissions		kg CO2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cumulative Diesel Emissions/£100k		**kg CO2/£100k**	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Total Monthly Emissions		kg CO2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Monthly Emissions Kg CO2/£100k		**kg CO2/£100k**	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Total Cumulative Emissions		kg CO2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Cumulative Emissions Kg CO2/£100k		**kg CO2/£100k**	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Target Emissions/£100k			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!														
Target Water/£100k			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!														
Target Waste/£100k			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!														

Energy conversion factors

Fuel	Number of units	Conversion factor	Units	KgCO2e
Grid electricity		0.20707	kWh	0
Natural gas		0.18293	kWh (Gross CV)	0
		5.36115	therms	0
		2.03839	cubic meters	0
LPG		0.21450	kWh	0
		6.28637	therms	0
		1.55713	litres	0
Gas oil		3226.58	tonnes	0
		0.25650	kWh	0
		2.75541	litres	0
Fuel oil		3228.89	tonnes	0
		0.26813	kWh	0
Burning oil		3165.04	tonnes	0
		0.24677	kWh	0
Diesel		3015.65	tonnes	0
		0.23908	kWh	0
		2.51206	litres	0
Petrol		2806.66	tonnes	0
		0.22166	kWh	0
		2.09747	litres	0
Industrial coal		2396.48	tonnes	0
		0.32262	kWh	0
Wood pellets		51.56192	tonnes	0
		0.01074	kWh	0
Total kgCO2e				0

Passenger transport conversion factors

Car size	Distance	Conversion factor	Units	$KgCO_2e$
Small up to 1.4 litre petrol		0.1408	km	0
		0.2266	miles	0
Medium 1.4-2 litre petrol		0.1782	km	0
		0.2868	miles	0
Large, over 2.0 litre petrol		0.2722	km	0
		0.4381	miles	0
Average petrol car		0.1639	km	0
		0.2638	miles	0
Small, up to 1.7 litre diesel		0.1393	km	0
		0.2242	miles	0
Medium, 1.7-2.0 litre diesel		0.1672	km	0
		0.269	miles	0
Large, over 2 litre diesel		0.2086	km	0
		0.3357	miles	0
Average diesel car		0.1698	km	0
		0.2733	miles	0
Total $kgCO_2e$				0

2023

PREDICTED WASTE STREAMS

COMPLETED BY :

Element	Material	Guidance	AREA / VOLUME	UNIT	WASTE ALLOWANCE (%)	CERAMICS / BRICKS (m^3)	CONCRETE (m^3)	INERT (m^3)	INSULATION (m^3)	METALS (m^3)	OFFICE / CANTEEN (m^3)	PACKAGING (m^3)	PLASTER / CEMENT (m^3)	PLASTICS (m^3)	TIMBER (m^3)	LIQUIDS & OILS (m^3)	OTHER HAZARDOUS (m^3)	Total Quantity (m^3)
Prelims		Calculate Manually																0.0
Enabling Works	e.g. Vegetation	Calculate Manually		m3	10.0%		0.00											0.0
Demolition	Brickwork / concrete	Volume of Building		m3	20.0%	0.00	0.00		0.00	0.00			0.00		0.00			0.0
	Other (e.g. from Pre-Demolition Audit)	Calculate Manually																0.0
Substructure (Cart away)	Inert	From BOQ		m3	100.0%			0.00										0.0
	Hazardous	From BOQ		m3	100.0%												0.00	0.0
Substructure	Piling Spoil	From BOQ	7123.00	m3	100.0%			7123.00										7123.0
	Piling Waste	Volume of Piles	7123.00	m3	5.0%		356.15											356.2
	Foundations	From BOQ	3569.00	m3	1.0%		35.69											35.7
	Other Substructure (e.g. Drainage)	Calculate Manually																0.0
Frame & Upper Floors	Concrete	From BOQ	7854.00	m3	1.0%		78.54			9.82								88.4
	Steel (reinforcement)	From BOQ		T	0.1%					0.0000								0.0
	Timber(block C Roof)	From BOQ		m3	10.0%										0.00			0.0
	Other (e.g. Formwork)	Calculate Manually																0.0
Roof Structure	Concrete (incl above)	From BOQ		m3	1.0%		0.00			0.00								0.0
	Steel (reinforcement incl above)	From BOQ		T	1.0%					0.00								0.0
	Timber (incl above)	From BOQ		m3	10.0%										0.00			0.0
	Other	Calculate Manually																0.0
Roof Covering	Tiled	From BOQ		m2	5.0%		0.00			0.00		0.00						0.0
	Cladding	From BOQ		m2	5.0%				0.00	0.00		0.00						0.0
	Felt/Single Membrane (roof,podium, balconies)	From BOQ		m2	10.0%				0.00			0.00		0.00		0.00		0.0
	Other	Calculate Manually																0.0
External Walls	Curtain Walling	From BOQ		m2	1.0%			0.00		0.00		0.00						0.0
	Metal Cladding	From BOQ		m2	5.0%				0.00	0.00		0.00						0.0
	Timber	From BOQ		m3	10.0%										0.00			0.0
	Rainscreen	From BOQ		m2	10.0%	0.00				0.00		0.00						0.0
	Traditional Masonry	From BOQ		m2	10.0%	0.00			0.00			0.00	0.00		0.00			0.0
	Other	Calculate Manually																0.0
Windows & External Doors	Packaging	Total Area		m2	100.0%							0.00						0.0
	Other	Calculate Manually																0.0
Internal Walls	Brick/Block	From BOQ		m2	10.0%	0.00							0.00		0.00			0.0
	Drywall	From BOQ		m2	20.0%				0.00				0.00					0.0
	Other	Calculate Manually																0.0
Internal Doors	(Packaging)	From BOQ		No.	100.0%							0.00						0.0
	Other	Calculate Manually																0.0
Joinery	(Skirting etc)	From BOQ		m	10.0%							0.00			0.00			0.0
Fixtures & Fittings	Fixed	Calculate Manually																0.0
	Loose	Calculate Manually																0.0
Wall Finishes	Plaster	From BOQ		m2	15.0%								0.00					0.0
	Paint (Waste Containers)	From BOQ		m2	10.0%					0.00				0.00				0.0
	Ceramic Tile	From BOQ		m2	10.0%	0.00						0.00		0.00				0.0
	Other (e.g. Coverings)	Calculate Manually																0.0
	Other	Calculate Manually																0.0
Floor Finishes	Carpet	From BOQ		m2	15.0%							0.00		0.00				0.0
	Rubber flooring	From BOQ		m2	15.0%							0.00		0.00				0.0
	Wood	From BOQ		m3	15.0%							0.00			0.00			0.0
	Other	Calculate Manually																0.0
Ceiling Finishes	Plaster incl in walls	From BOQ		m2	15.0%								0.00					0.0
	Paint Incl in walls	From BOQ		m2	10.0%					0.00				0.00				0.0
	Suspended	From BOQ		m2	10.0%				0.00				0.00					0.0
	Other	Calculate Manually																0.0
External Works	Hard Landscaping	Area of Surface		m2	10.0%	0.00						0.00						0.0
	Soft Landscaping	Area of Surface		m2	10.0%							0.00						0.0
	Other	Calculate Manually																0.0
Mechanical Installation		Calculate Manually																0.0
Electrical Installation		Calculate Manually																0.0
Lift Installation		Calculate Manually																0.0
Builders work in connection		Calculate Manually																0.0
Site Works		Calculate Manually																0.0
Miscellaneous 1		Calculate Manually																0.0
Miscellaneous 2		Calculate Manually																0.0
Miscellaneous 3		Calculate Manually																0.0
Miscellaneous 4		Calculate Manually																0.0
Miscellaneous 5		Calculate Manually																0.0
Construction Waste Misc		Calculate Manually																0.0
Demolition Waste Misc		Calculate Manually																0.0
Excavation Waste Misc		Calculate Manually																0.0
			TOTALS			0.0	470.4	7123.0	0.0	9.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7603.2

WASTE MANAGEMENT OPTIONS

Waste Type	Demolition Waste			Excavation/Enabling Waste			Construction Waste													All Waste
	Volume (m^3)	Waste Management	✓ = P ✗ = O	Volume (m^3)	Waste Management	✓ = P ✗ = O	Volume (m^3)	Reduce	✓ = P ✗ = O	Reuse	✓ = P ✗ = O	Recycle	✓ = P ✗ = O	Recover	✓ = P ✗ = O	Dispose	✓ = P ✗ = O			Total Waste Volume (m^3)
CERAMICS / BRICKS	0.0	Investigate opportunities to re-use material on-site. Alternatively segregate at source for re-cycling	✓	0.0			0.0	Just in time delivery if applicable to project and suitable storage.	✓	Crushed on-site and beneficially reuse as hardcore or as feedstock for new concrete. Reuse offcuts and part-damaged bricks and tiles where possible.	✗	Crushed off-site and recycled as hardcore or feedstock for new concrete.				Dispose in an inert landfill site, or exempt site for ground cover.	✗			0.0
CONCRETE	0.0	Investigate opportunities to re-use material on-site. Alternatively segregate at source for re-cycling	✓	391.8	Investigate opportunities to re-use material on-site. Alternatively segregate at source for re-cycling	✓	78.5	Just in time delivery if applicable to project, suitable storage and design sizes to be pre-cut.	✓	Crushed on-site and beneficially reuse as hardcore or as feedstock for new concrete. Reuse offcuts and part-damaged bricks and tiles where possible.	✓	Crushed off-site and recycled as feedstock for new concrete.				Dispose in an inert landfill site, or exempt site for ground cover.	✗			470.4
INERT	0.0	Investigate opportunities to re-use material on-site. Alternatively segregate at source for re-cycling	✓	7123.0	Investigate opportunities to re-use material on-site. Alternatively segregate at source for re-cycling	✓	0.0			Segregate soils from stones using screener. Crush stones on-site and beneficially reuse as hardcore or as feedstock for new concrete.	✓	Segregate soils from stones using screener. Crush stones off-site and recycled				Dispose in an inert landfill site, or exempt site for ground cover.	✗			7123.0
INSULATION	0.0			0.0			0.0	Just in time delivery if applicable to project, suitable storage and design sizes to be pre-cut.	✓	Insulation boards or rolls can be recovered for reuse, where they are of suitable quality and where there is a market demand.	✓	Source company for stripping and recycling of insulation. Be alert to loose fibres.				Dispose in a non-hazardous landfill.	✗			0.0
METALS	0.0	Demolition contractor to segregate at source for recycling	✓	0.0			9.8	Just in time delivery if applicable to project, suitable storage and design sizes to be pre-cut.	✓	Segregate reusable items for collection by companies for reuse.	✓	Segregate at source for collection by companies for remanufacturing or recycling.	✓			Dispose in a non-hazardous landfill.	✗			9.8
OFFICE / CANTEEN	0.0			0.0			0.0					Source companies for recycling or composting.				Dispose in a non-hazardous landfill site.	✗			0.0
PACKAGING	0.0			0.0			0.0	Liaise with supply chain to reduce packaging on-site and agree take back scheme where possible.	✓	Return or reuse on-site where possible.	✓	Source companies for recycling or composting. Be alert to any preservatives or treatments that contain dangerous substances.		Segregate cardboard for energy recovery through an incinerator or CH Power. Be alert to any preservatives or treatments that contain dangerous substances.		Dispose in a non-hazardous landfill site.	✗			0.0
PLASTER / CEMENT	0.0	Demolition contractor to segregate at source for recycling	✓	0.0			0.0	Just in time delivery if applicable to project, suitable storage and design sizes to be pre-cut. Repair rather than replace if possible - see www.gpda.com ('technical tips' section) for guidance on when it is safe to repair/reuse plasterboard.	✓	Segregate and reuse unused boards and offcuts off-site. Use a segregated skip (often provided by management companies) or employ a bag based take-back scheme managed by the plasterboard manufacturers. These reduce contamination and so increase the amount that can be reused/recylced.	✓	Segreate plasterboard sheets for pre-treatment and recycling off-site.	✓			Ensure that the concentration of sulphate bearing waste is below than 10%. If greater, dispose in a hazardous landfill or a single cell in non-hazardous landfill. Investigate opportunities for size reduction before disposal.	✗			0.0
PLASTICS	0.0	Demolition contractor to segregate for recycling at waste transfer station		0.0			0.0	Just in time delivery if applicable to project, suitable storage and design sizes to be pre-cut.	✓	Segregate at source where there is a demand for collection and reuse off-site.		Segregate at source where there is a demand for collection and recycling off-site.				Dispose in a non-hazardous landfill site.	✗			0.0
TIMBER	0.0	Demolition contractor to segregate at source for recycling	✓	0.0			0.0	Just in time delivery if applicable to project, suitable storage and design sizes to be pre-cut.	✓	Segregate for reuse on-site where dimensional timbers are of suitable quality. Consider wood-chiping on-site for landscaping or compost. Otherwise source companies for reuse. Be alert to treatments and preservatives that contain dangerous substances.	✓	Segregate timber at source for collection by companies for remanufacturing, recycling or composting. Be alert to treatments and preservatives that contain dangerous substances.	✓	Segregate for energy recovery through an incinerator or CHP plant. Be alert to any preservatives or treatments that contain dangerous substances.	✗	Dispose in a non-hazardous landfill site.	✗			0.0
VEGETATION	0.0			0.0			0.0													0.0
LIQUIDS & OILS	0.0	Demolition contractor to investigate methods for treatment		0.0			0.0													0.0
OTHER HAZARDOUS	0.0	Demolition contractor to investigate possible methods for remediation, and safe method for disposal		0.0	Demolition contractor to investigate possible methods for remediation, and safe method for disposal	✓	0.0			Reuse only after being pre-treated and where the dangerous substances have been eliminated or are in low concentration.	✗	Recycle only after being pre-treated and where the dangerous substances have been eliminated or are in low concentration.	✗			Dispose in a hazardous landfill, single cell in non-hazardous. Investigate opportunities for size reduction before disposal.	✗			0.0
Total Quantity	0.0			7514.8			88.4													7603.2

NOTES:
Space permitting, Higgins endeavour to segregate on site whenever possible, and when generated waste volumes make this a feasible option.
As a minimum, mixed waste skips will be transferred to a permitted waste management company for pre-treatment (including physical segregation), and onward recycling.

Tonnes figures are derived from the volumes (m3) as follows:
Volume: 7,514.8 m^3
Density **(excavation waste):** 1.5 t/m
7,514.8 x 1.5 = **11272.2 tonnes**

Volume: 88.4 m^3
Density **(construction waste):** 1.5 t/m^3
88.4 x 1.5 = **132.6 tonnes**

Waste Resource Efficiency Tracker

	Applicable	Reduce		Reuse		Recycle	Recover	Dispose
		Higgins Standard	Site Specific	Higgins Standard	Site Specific			
CERAMICS / BRICKS		Just in time delivery if applicable to project and suitable storage.		Crushed on-site and beneficially reuse as hardcore or as feedstock for new concrete. Reuse offcuts and part-damaged bricks and tiles where possible.		Crushed off-site and recycled as hardcore or feedstock for new concrete.		Dispose in an inert landfill site, or exempt site for ground cover.
CONCRETE		Just in time delivery if applicable to project, suitable storage and design sizes to be pre-cut.		Crushed on-site and beneficially reuse as hardcore or as feedstock for new concrete. Reuse offcuts and part-damaged bricks and tiles where possible.		Crushed off-site and recycled as feedstock for new concrete.		Dispose in an inert landfill site, or exempt site for ground cover.
ELECTRICAL EQUIPMENT						Segregate at source for collection by companies for remanufacturing or recycling.		
FURNITURE						Segregate at source for collection by companies for remanufacturing or recycling.		
INERT				Segregate soils from stones using screener. Crush stones on-site and beneficially reuse as hardcore or as feedstock for new concrete.		Segregate soils from stones using screener. Crush stones off-site and recycled		Dispose in an inert landfill site, or exempt site for ground cover.
INSULATION		Just in time delivery if applicable to project, suitable storage and design sizes to be pre-cut.		Insulation boards or rolls can be recovered for reuse, where they are of suitable quality and where there is a market demand.		Source company for stripping and recycling of insulation. Be alert to loose fibres.		Dispose in a non-hazardous landfill.
METALS		Just in time delivery if applicable to project, suitable storage and design sizes to be pre-cut.		Segregate reusable items for cellection by companies for reuse.		Segregate at source for collection by companies for remanufacturing or recycling.		Dispose in a non-hazardous landfill.
OFFICE / CANTEEN						Source companies for recycling or composting.		Dispose in a non-hazardous landfill site.
PACKAGING		Liaise with supply chain to reduce packaging on-site and agree take back scheme where possible.		Return or reuse on-site where possible.		Source companies for recycling or composting. Be alert to any preservatives or treatments that contain dangerous substances.	Segregate cardboard for energy recovery through an incinerator or CH Power. Be alert to any preservatives or treatments that contain dangerous substances.	Dispose in a non-hazardous landfill site.
PLASTER / CEMENT		Just in time delivery if applicable to project, suitable storage and design sizes to be pre-cut. Repair rather than replace if possible - see www.gpda.com ('technical tips' setcion) for guidance on when it is safe to repair/reuse plasterboard.		Segregate and reuse unused boards and offcuts off-site. Use a segregated skip (often provided by management companies) or employ a bag based take-back scheme managed by the plasterboard manufacturers. These reduce contamination and so increase the amount that can be reused/recylced.		Segretate plasterboard sheets for pre-treatment and recycling off-site.		Ensure that the concentration of sulphate bearing waste is below than 10%. If greater, dispose in a hazardous landfill or a single cell in non-hazardous landfill. Investigate opportunities for size reduction before disposal.
PLASTICS		Just in time delivery if applicable to project, suitable storage and design sizes to be pre-cut.		Segregate at source where there is a demand for collection and reuse off-site.		Segregate at source where there is a demand for collection and recycling off-site.		Dispose in a non-hazardous landfill site.
TIMBER		Just in time delivery if applicable to project, suitable storage and design sizes to be pre-cut.		Segregate for reuse on-site where dimensional timbers are of suitable quality. Consider wood-chiping on-site for landscaping or compost. Otherwise source companies for reuse. Be alert to treatments and preservatives that contain dangerous substances.		Segregate timber at source for collection by companies for remanufacturing, recycling or composting. Be alert to treatments and preservatives that contain dangerous substances.	Segregate for energy recovery through an incinerator or CHP plant. Be alert to any preservatives or treatments that contain dangerous substances.	Dispose in a non-hazardous landfill site.
VEGETATION								
LIQUIDS & OILS								
OTHER HAZARDOUS				Reuse only after being pre-treated and where the dangerous substances have been eliminated or are in low concentration.		Recycle only after being pre-treated and where the dangerous substances have been eliminated or are in low concentration.		Dispose in a hazardous landfill, single cell in non-hazardous. Investigate opportunities for size reduction before disposal.

Waste Initiatives

List any proposed actions, initatives and technologies that will be used to reduce the quantities of waste produced on site:

Action/Initiative/Technology	Required Resources	Benefit to project	Complete (Y)
Material Off Cut Area			
Community Wood Recycling Scheme			
Material Take Back Scheme			

Energy Initiatives

List any proposed actions, initatives and technologies that will be used to reduce carbon emissions (electricity, gas, diesel) on site:

Action/Initiative/Technology	Required Resources	Benefit to project	Complete (Y)
Eco cabins			
Connection to grid within 6 weeks			
Use of Bio fuel for generators			

Water Initiatives

List any proposed actions, initatives and technologies that will be used to reduce water usage on site:

Action/Initiative/Technology	Required Resources	Benefit to project	Complete (Y)
Dry ramp instead of water wheel wash			
Rainwater harvesting			
Fan mist system for demo dust suppression			

Pre-Demolition Audits

Pre-Demolition Audits present a quantification of a range of materials and products expected to be generated in the course of demolition works. It aims to identify the key waste products, their potential for reuse, reclamation or recycling, their economic potential and environmental rewards. Higgins requires its demolition contractors to provide information on the various material types and quantities.

Material Exchange/Reuse Networks

Many unwanted items and materials commonly discarded can be re-used for their original purpose, without undergoing re-processing or recycling, thus saving the energy and resources of manufacture as well as the costs of disposal. There are numerous materials exchange initiatives and reuse organisations providing national coverage. Speak to the Environmental Manager for more information on these.

Demolition and Excavation Materials Reuse

In order to have more control over schedule and cost, Higgins encourage the use of a self-regulatory approach for the reuse of demolition and excavated material. In this approach evidence is required to prove that materials reused on site are actually products that meet construction specifications and so can be reused on site.

	Procedure
EXCAVATED MATERIAL	
Greenfield Sites	Summary statement confirming compliance
Brownfield Sites	
Less than 1000 tonnes	DICoP (CL:AIRE) or Waste Exemption
More than 1000 tonnes	DICoP
Transfer of material between sites	DICoP
Crushed Demolition Material	
Less than 5000 tonnes	WRAP Quality Protocol or Waste Exemption
More than 5000 tonnes	WRAP Quality Protocol
Transfer of material between sites	WRAP Quality Protocol
NOTE: Records of material treatment, stockpiling and final destination	

Take Back Schemes

Many material suppliers will provide take back schemes on their products (off cuts and uncontaminated used material). The materials taken back are generally returned to the manufacturing process, therefore reducing the quantities of new raw materials required. Speak to your Environmental Manager to discuss the use of takeback schemes.

Waste Resource Efficiency Tracker

Waste Carrier Name	Higgins/Sub Contractor	Waste Carrier Reg No.	Expiry Date	Copy On File	Destination Sites	Distance from Site to Waste Transfer Station (miles)	Waste Management Licence/Permit/Exemptions	Copy on File	Comments	Still on site
Sortera	Higgins	CBDU 90075			Uxbridge		EPR/CB3709XH			

Waste Resource Efficiency Tracker

		Jan 00	Feb 00	Mar 00	Apr 00	May 00	Jun 00	Jul 00	Aug 00	Sep 00	Oct 00	Nov 00	Dec 00	Jan 01	Feb 01	Mar 01	Apr 01	May 01	Jun 01	Jul 01	Aug 01	Sep 01	Oct 01	Nov 01	Dec 01	Jan 02	Feb 02	Mar 02	Apr 02	May 02	Jun 02	Jul 02	Aug 02	Sep 02	Oct 02	Nov 02	Dec 02	Jan 03	Feb 03	Mar 03	Apr 03	May 03
Higgins																																										
GBN	Number of Skips	1																																								
GBN	Total Yds	8																																								
GBN	Total Tonnes	1.92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GBN	Convert to M3	6.11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GBN	% Diversion from Landfill	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%	98.00%
GBN	M3 Diverted from Landfill	5.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Frame Contractor																																										
	Number of Skips																																									
0	Total Yds																																									
0	Total Tonnes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0	Convert to M3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	% Diversion from Landfill																																									
0	M3 Diverted from Landfill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Plastering Contractor	TBC																																									
	Number of Skips	0																																								
0	Total Yds	0																																								
0	Total Tonnes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	Convert to M3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	% Diversion from Landfill																																									
0	M3 Diverted from Landfill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sub Contractor																																										
Skip Co Name	Number of Skips		0																																							
Skip Co Name	Total Yds		0																																							
Skip Co Name	Total Tonnes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Skip Co Name	Convert to M3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Skip Co Name	% Diversion from Landfill																																									
Skip Co Name	M3 Diverted from Landfill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sub Contractor																																										
	Number of Skips																																									
0	Total Yds																																									
0	Total Tonnes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	Convert to M3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	% Diversion from Landfill																																									
0	M3 Diverted from Landfill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Number of Skips in Month	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total Yds	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Monthly Totals	Total Tonnes	1.92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Convert to M3	6.11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Diversion from Landfill	98.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	M3 Diverted from Landfill	5.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Monthly M3 per £100k	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
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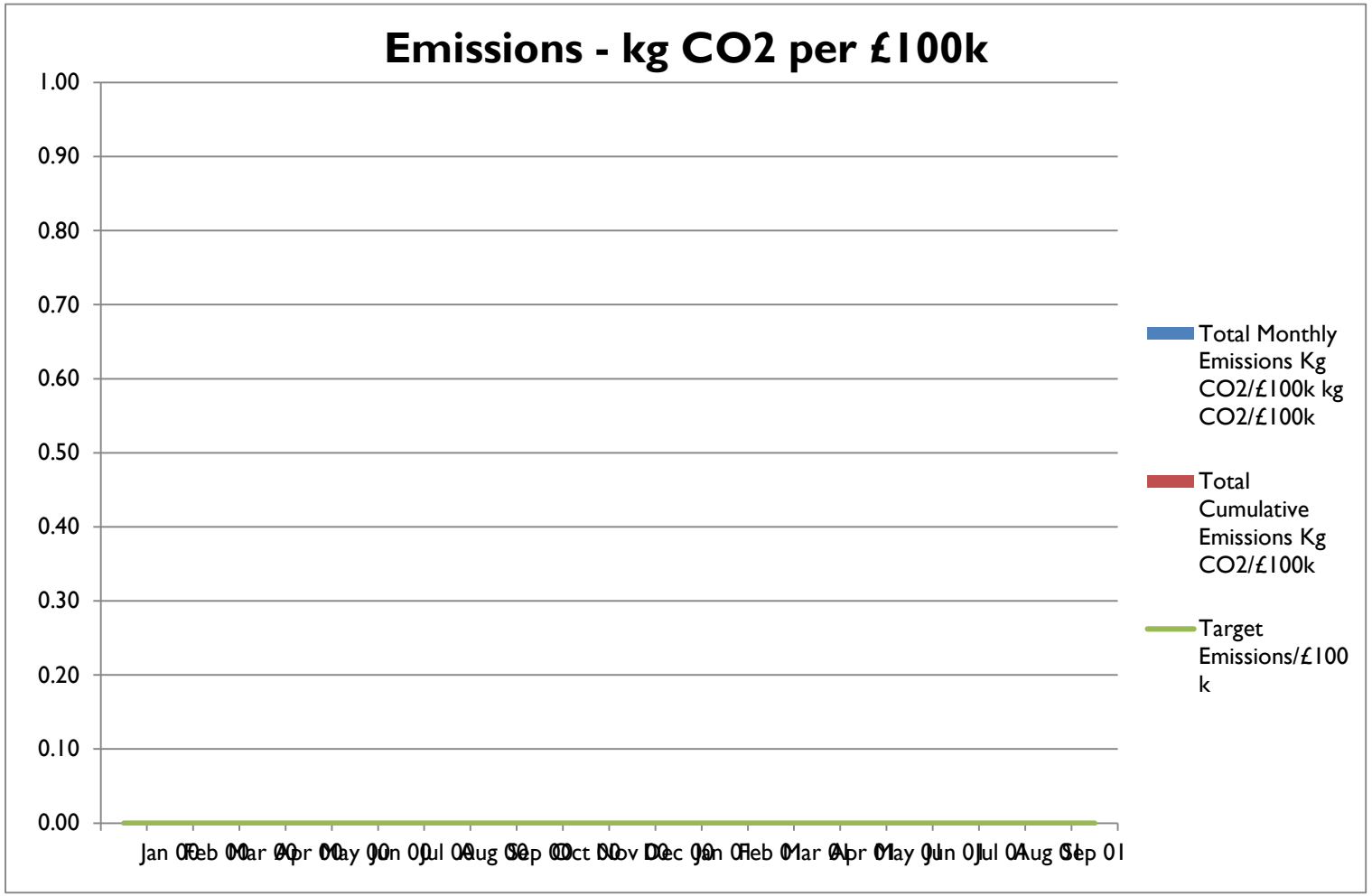
	Total Yds	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Totals	Total Tonnes	1.92	1.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Convert to M3	6.11	6.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Diversion from Landfill	98.00%	98.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
	M3 Diverted from Landfill	5.99	5.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Cumulative M3 per £100k	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Waste Type	Waste Carrier Month	Jan 00	Feb 00	Mar 00	Apr 00	May 00	Jun 00	Jul 00	Aug 00	Sep 00	Oct 00	Nov 00	Dec 00	Jan 01	Feb 01	Mar 01	Apr 01	May 01	Jun 01	Jul 01	Aug 01	TOTAL	PROJECTED
CERAMICS / BRICKS	170102																					0.00	0.00
CONCRETE	170101																					0.00	470.38
INERT	170107																					0.00	7,123.00
INSULATION	170604																					0.00	0.00
METALS	170407																					0.00	9.82
OFFICE / CANTEEN	200301																					0.00	0.00
PACKAGING	150101																					0.00	0.00
PLASTER / CEMENT	170802																					0.00	0.00
PLASTICS	170203																					0.00	0.00
TIMBER	170201																					0.00	0.00
VEGETATION	200201																					0.00	
GLASS	170202																					0.00	
LIQUIDS & OILS																						0.00	0.00
HAZARDOUS ITEMS																						0.00	0.00
CONTAMINATED SOIL*	170503																					0.00	
MASTIC TUBES*	140604																					0.00	
PAINT TINS*	150104																					0.00	
REFUSE DERIVED FUEL (RDF)																						0.00	
LANDFILL																						0.00	
Total Quantity		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	7,603.20

Landfill %	#DIV/0!
Diverted from Landfill %	#DIV/0!


Emissions - kg CO2 per £100k
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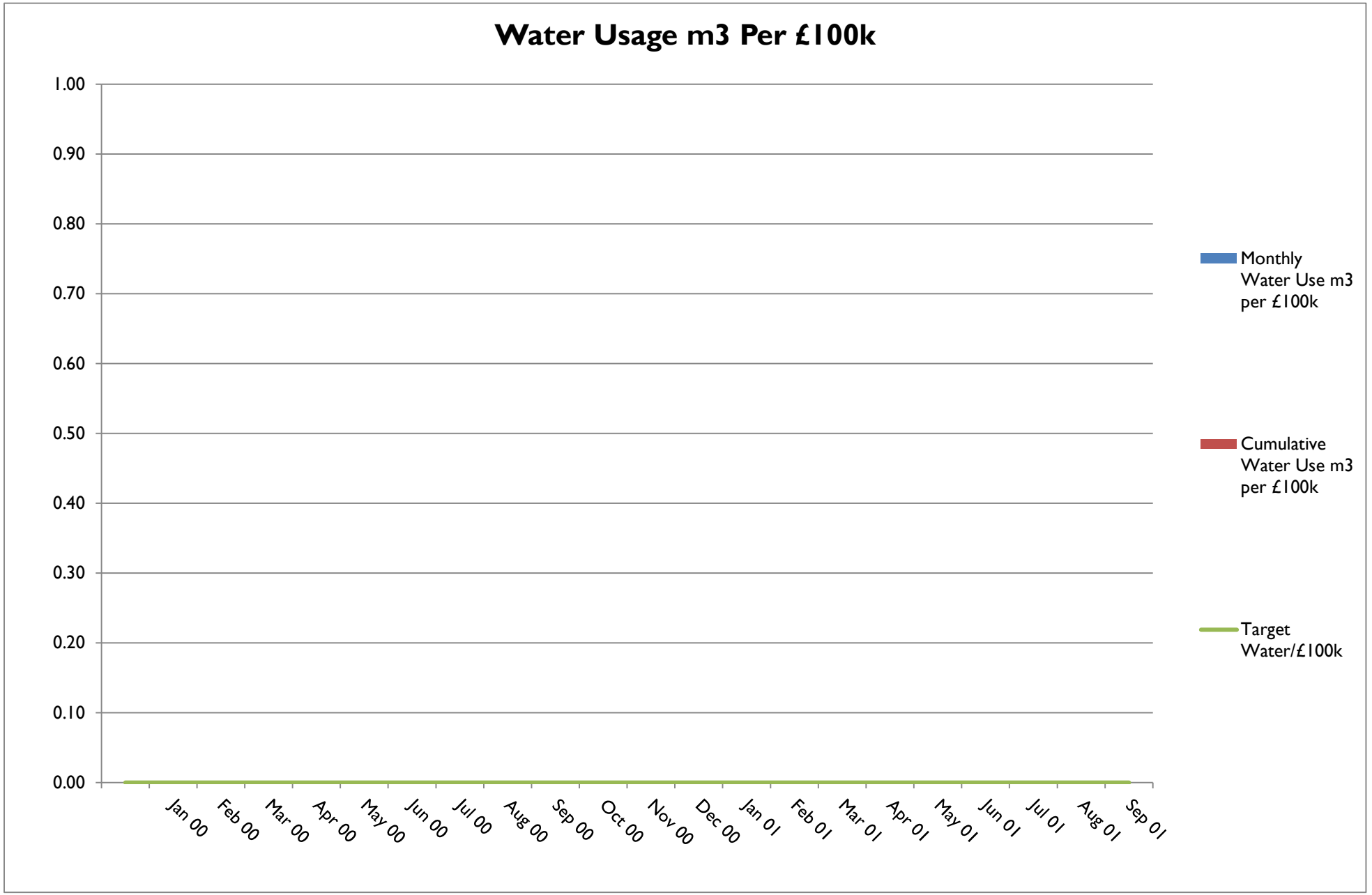
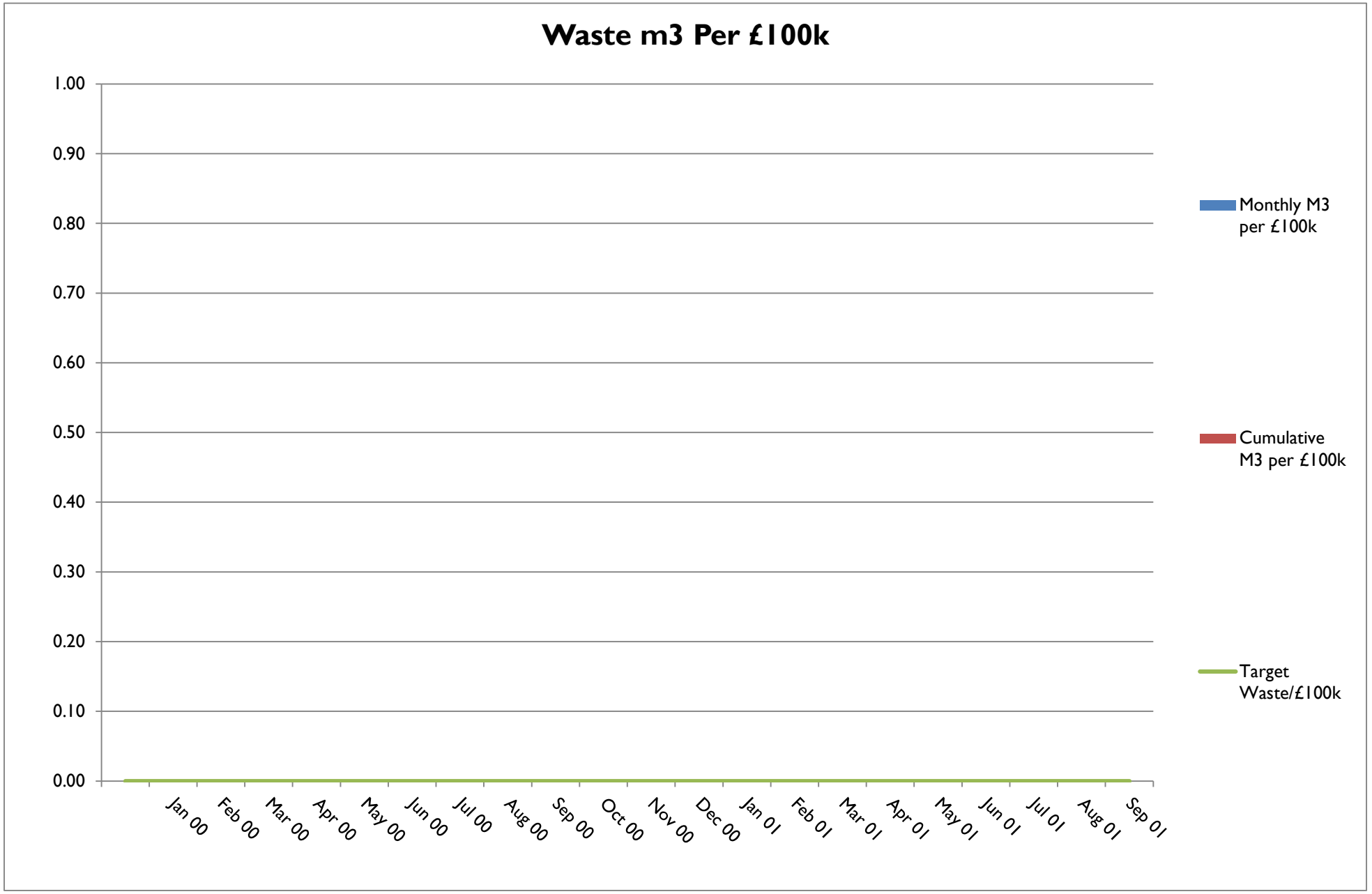
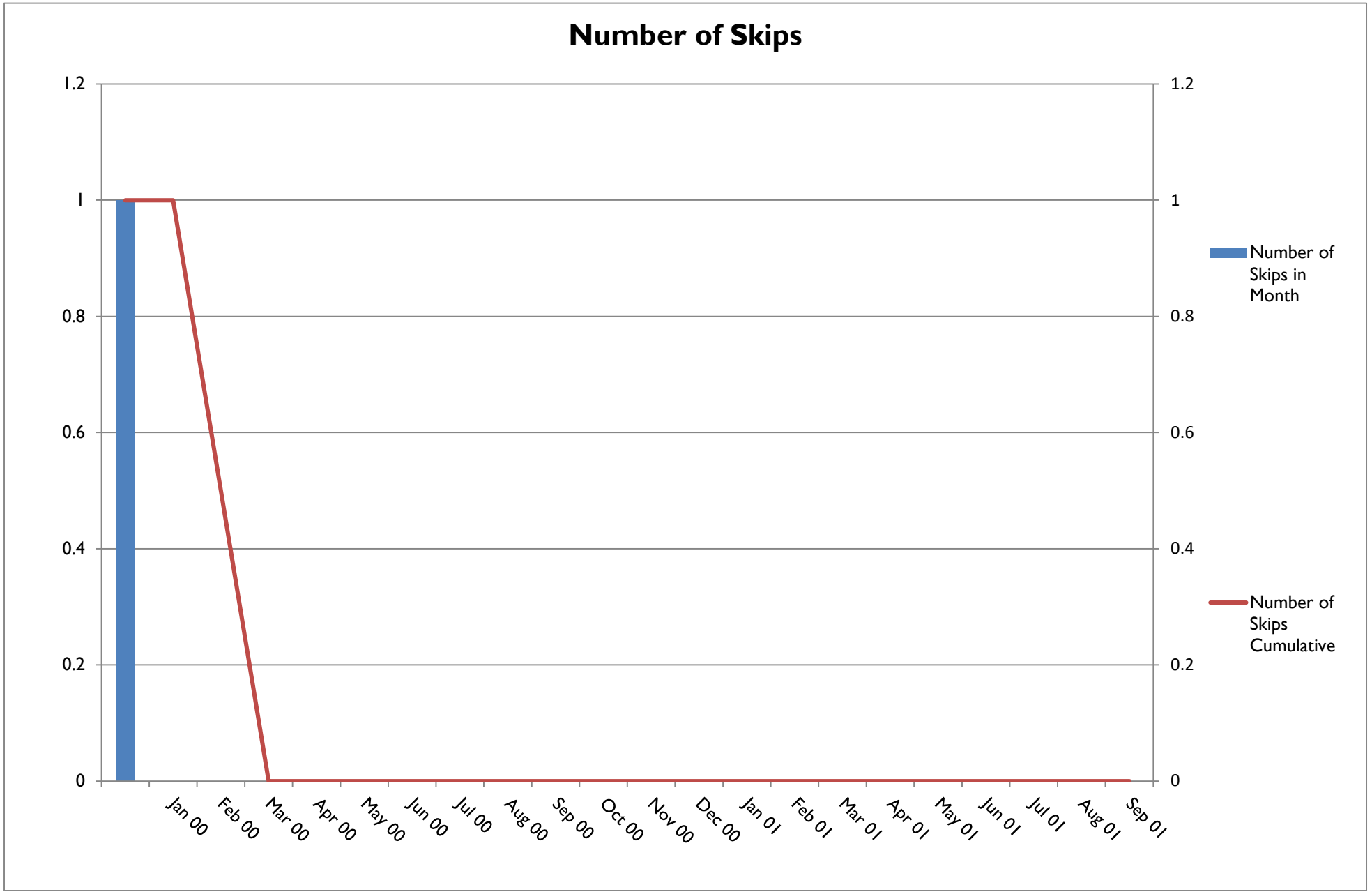
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
Total Monthly Emissions Kg CO2/£100k kg CO2/£100k
Total Cumulative Emissions Kg CO2/£100k
Target Emissions/£100k


Water Usage m3 Per £100k
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
Jan 00
Feb 00
Mar 00
Apr 00
May 00
Jun 00
Jul 00
Aug 00
Sep 00
Oct 00
Nov 00
Dec 00
Jan 01
Feb 01
Mar 01
Apr 01
May 01
Jun 01
Jul 01
Aug 01
Sep 01
Monthly Water Use m3 per £100k
Cumulative Water Use m3 per £100k
Target Water/£100k


Waste m3 Per £100k
1.00
0.90
0.80
0.70
0.60
0.50
0.40
0.30
0.20
0.10
0.00
Jan 00
Feb 00
Mar 00
Apr 00
May 00
Jun 00
Jul 00
Aug 00
Sep 00
Oct 00
Nov 00
Dec 00
Jan 01
Feb 01
Mar 01
Apr 01
May 01
Jun 01
Jul 01
Aug 01
Sep 01
Monthly M3 per £100k
Cumulative M3 per £100k
Target Waste/£100k


Number of Skips
1.2
1
0.8
0.6
0.4
0.2
0
Jan 00
Feb 00
Mar 00
Apr 00
May 00
Jun 00
Jul 00
Aug 00
Sep 00
Oct 00
Nov 00
Dec 00
Jan 01
Feb 01
Mar 01
Apr 01
May 01
Jun 01
Jul 01
Aug 01
Sep 01
Number of Skips in Month
Number of Skips Cumulative

There are two types of documentation controlling the transfer of wastes from our sites. They are **Waste Transfer Notes** (for non-hazardous wastes) and **Hazardous Waste Consignment Notes** (for hazardous wastes).

Waste Transfer Documents show carriers who handle our waste what they are dealing with so that they can manage it safely and legally. No waste should ever leave our sites without either document in place.

NOTE: Copies of all Waste Transfer Notes must be kept for at least two years and Hazardous Waste Consignment Notes for three years. They should be readily available upon demand for inspection by the Environment Agency or Local Authority.

Appendix 4 – Operational Waste Management Plan

LAND AT AUSTIN ROAD, HAYES

OPERATIONAL WASTE MANAGEMENT STRATEGY

PROJECT NO. 25-242 DOC NO. D012

DATE: FEBRUARY 2026

VERSION: 1.0

CLIENT: LONDON BOROUGH OF HILLINGDON

Velocity Transport Planning Ltd

www.velocity-tp.com

DOCUMENT CONTROL SHEET

Document Reference

Project Title	Land at Austin Road, Hayes
Document Title	Operational Waste Management Strategy
Project Number	25-242
Document Number	D012
Revision No.	1.0
Document Date	FEBRUARY 2026

Document Review

	Name	Date completed
Prepared By	Tom Orchard	12/02/2026
Reviewed By	Peter Hambling	12/02/2026
Authorised By	Peter Hambling	12/02/2026

Notes

The document reference number, revision number and date are given on the footer of each page

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APPENDICES

1 INTRODUCTION

1.1 PROJECT INTRODUCTION

1.1.1 This Operational Waste Management Strategy (OWMS) has been prepared by Velocity Transport Planning, on behalf of the London Borough of Hillingdon ('LBH) ('the Applicant') in support of a Reserved Matters Application (RMA) for Land at Austin Road, pursuant to Condition 1 of the hybrid permission for the site. A Section 73 application (application ref: 76550/APP/2025/2864) is currently pending and will be determined prior to the revised wording of the planning conditions proposed within the Section 73 application.

1.1.2 This OWMS considers the potential impacts that may arise from waste generated during the operational phase of the Proposed Development, with the overall aim of developing a strategy for legislative compliance and good practice in the separation, storage and collection of waste arising.

1.1.3 This OWMS has been prepared to partially discharge planning condition 47 attached to the planning permission which is replicated below:

> *'Each application for reserved matters shall be accompanied by a detailed Circular Economy Statement and Operational Waste Management Strategy in line with the GLA's Circular Economy Statement Guidance, which shall be submitted to and approved in writing by the Local Planning Authority. The statement shall adhere to the principles set out in the draft Circular Economy Statement. The development shall be carried out in accordance with the details so approved.*
>
> *REASON*
>
> *In the interests of sustainable waste management and in order to maximise the re-use of material in accordance with Policy SI7 and D3 of the London Plan.'*

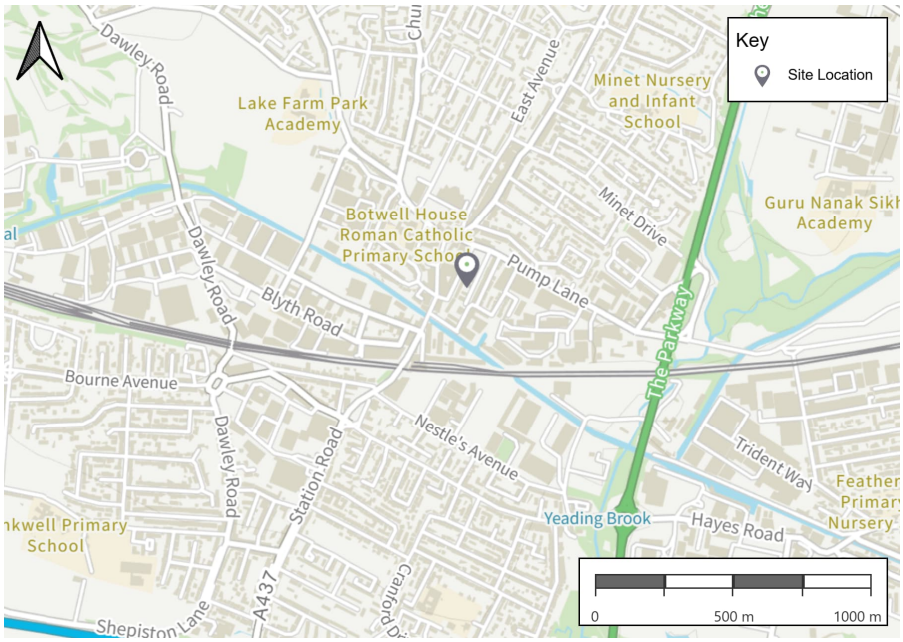
1.2 SITE DESCRIPTION

1.2.1 The site covers Development Zones 2 and 3. The original wider state consisted of three and five storey buildings (flats and maisonettes), with a high-rise tower of 15 storeys. In total, there were 260 homes within the estate at the time of the consent, comprising 1-, 2-and 3-bedroom homes. In addition, there is 115 sqm of community space within Skeffington Court. This RMA follows the completion of Phase 1, a new apartment building of 80 homes, located at the northern end of the estate.

1.2.2 The proposed scheme is for Phases 2 and 3 of the Hayes Town Centre Estate development providing 239 new homes. Phase 2 is a row of ten mews style houses, split into three groupings, with landscaping between, whilst Phase 3 is arranged across four main blocks of varying heights up to nine storeys with a row of townhouses fronting Austin Road.

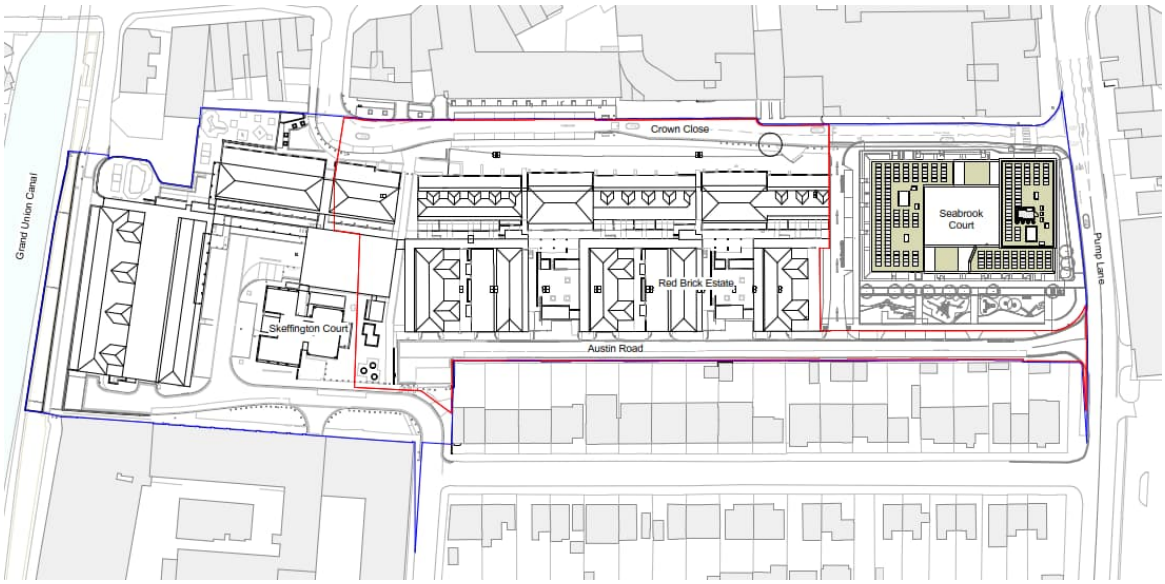
1.2.3 Figure 1-1 below shows the site location.

Figure 1-1 Site Location



1.2.4 Figure 1-2 shows the extent of the hybrid planning application boundary (shown in blue) and the reserved matters application boundary (shown in red).

Figure 1-2 Site Location Plan



1.3 PROPOSED DEVELOPMENT

1.3.1 The Proposed Development is described as follows:

"Submission of Reserved Matters Application (Access, Appearance, Landscaping, Layout and Scale) pursuant to Condition 1 of Application ref: 76550/APP/2025/2864 (Outline permission (with all matters reserved) for residential floorspace (Class C3) including demolition of all existing buildings and structures; erection of new buildings; provision of a community centre (Use Class F2(b) floorspace); new pedestrian and vehicular access; associated amenity space, open space, landscaping; car and cycle parking spaces; plant, refuse storage, servicing area and other works incidental to the proposed development) for the erection of dwellings and community floorspace with associated landscaping and amenity space, parking, access and associated works."

1.4 DOCUMENT STRUCTURE

1.4.1 The report is set out in the following format:

- Section 2: Waste Legislation, Policy, and Guidance – details of the national legislation and local waste policy that have relevance to the Proposed Development.
- Section 3: Management of Residential Waste – provides an estimate of residential waste arising and outlines the plan which will be adopted to manage the waste arising from the Proposed Development once operational.
- Section 4: Management of Community Centre Waste – provides an estimate of non-residential waste arising and outlines the plan which will be adopted to manage the waste arising from the Proposed Development once operational.
- Section 5: Summary & Conclusions
- Appendix A: National and Local Waste Policy & Guidance
- Appendix B: Swept Path Analysis

2 WASTE LEGISLATION, POLICY & GUIDANCE

2.1 INTRODUCTION

2.1.1 The UK is no longer a member of the European Union. EU legislation as it applied to the UK on 31 December 2020 is now incorporated into UK domestic legislation.

2.1.2 This section focuses on the details of the national legislation that is relevant to the Proposed Development, in addition to waste policy and guidance at a local level, reviewed as part of the preparation of this OWMS.

2.2 NATIONAL LEGISLATION

2.2.1 A list of relevant national waste legislation is outlined below in reverse chronological order:

2.2.2 The Separation of Waste (England) Regulations 2025 – These regulations came into force on 31 March 2025, revising how household and commercial recyclable and organic waste is managed. They introduce exemptions under the Environmental Protection Act 1990 so that waste collection authorities may collect metal, glass, and plastic together, and for households, food waste and garden waste together, without needing to satisfy the usual justification tests. Businesses defined as micro-firms (fewer than 10 full-time equivalent employees) are exempt from the stricter separation requirements until 31 March 2027.

2.2.3 The Waste (Circular Economy) (Amendment) Regulations 2020 – These regulations came into force on 1 October 2020 and amended a raft of primary and secondary legislation on waste, to introduce a revised legislative framework to support the EU's Circular Economy Package (CEP), identifying steps for the reduction of waste and establishing an ambitious and credible long-term path for waste management and recycling.

2.2.4 Waste Management, The Duty of Care Code of Practice (2018 update) - This code of practice replaces the 1996 Code and is pursuant to Section 34(9) of the Environmental Protection Act 1990. It sets out practical guidance on how to meet waste duty of care requirements and is admissible as evidence in legal proceedings i.e. its rules will be taken into account where relevant in any case based on breach of the duty of care.

2.2.5 The Waste (England and Wales) Regulations 2011 - Waste collection authorities must collect wastepaper, metal, plastic, and glass separately. This legislation also imposes a duty on waste collection authorities, when making arrangements for the collection of such waste, to ensure that those arrangements are by way of separate collection.

2.2.6 Environmental Protection Act 1990 - Part II of the Act was originally implemented by the Duty of Care Regulations 1991.

2.3 NATIONAL, LONDON & LOCAL WASTE POLICY

2.3.1 The relevant national, London and local waste policy reviewed during the preparation of this OWMS is outlined below and further detail is provided in APPENDIX A.

- Ministry of Housing, Communities & Local Government (MHCLG), *National Planning Policy Framework* (2024);
- Department for Communities & Local Government (DCLG), *National Planning Policy for Waste* (2014);

- Department for Environment, Food and Rural Affairs (DEFRA), *Our Waste, Our Resources: A Strategy for England* (2018);
- DEFRA, *Waste Management Plan for England* (2021);
- HM Government, *A Green Future: Our 25 Year Plan to Improve the Environment* (2018);
- Greater London Authority (GLA), *The London Plan 2021* (March 2021);
- West London Waste Authority (WLWA), *West London Waste Plan* (2015);
- LBH, *Hillingdon Local Plan (Part 1) – Strategic Policies* (2012); and
- LBH, *Hillingdon Local Plan (Part 2)* (September 2020).

2.4 CIRCULAR ECONOMY CONSIDERATIONS

MANAGEMENT OF MUNICIPAL WASTE

2.4.1 This OWMS will demonstrate:

- The quantity of municipal waste the Proposed Development is expected to generate once operational;
- How operational waste will be managed in accordance with the *Waste Hierarchy;*
- How operational waste management performance will be monitored and reported; and
- That measures such as consolidated, smart logistics and community-led waste minimisation schemes have been explored.

2.4.2 Additional information related to the *Waste Hierarchy* and other prevailing guidance mentioned in this section can be found in APPENDIX A.

2.4.3 Once operational, residential waste will be managed in accordance with the *Waste Hierarchy*.

2.4.4 The London Plan Policy SI 7 indicates the target of at least 65% of any municipal waste to be recycled by 2030, and no biodegradable or recyclable waste to be disposed of to landfill by 2026.

2.4.5 Residential recycling rates are dictated by the collection authority; facilities have been designed in accordance with LBH requirements stated in guidance from Officers and BS5906:2005 – *Waste Management in Buildings – Code of Practice*. As recycling performance increases, the waste storage can be adapted to reflect these changes and meet the relevant 65% target.

2.4.6 Residential waste streams will include:

- Residual waste;
- Dry Mixed Recycling (DMR); and
- Food waste.

2.4.7 LBH currently accepts the following types to be put into the DMR bin, including:

- Cardboard;
- Mixed paper;
- Plastic packaging;
- Tins and cans;
- Glass; and

- Aluminium foils.

2.4.8 LBH currently does not provide separate collection and recycling services for food waste from private apartments. It is expected that LBH will introduce a weekly food waste collection service to every property across the borough to comply with recent legislation.

2.4.9 This legislation may also potentially require LBH to separate paper and card from other materials within the DMR stream. It is not anticipated that it will be required to segregate the DMR into further individual waste streams (hard plastics, films, aluminium, glass, other plastics and metals).

2.4.10 If this becomes necessary to reflect prevailing legislation, the overall waste storage capacity would not be increased (only the number of separate waste streams). Hence, the residential waste stores could be configured to accommodate further waste stream segregation.

2.4.11 Using waste arising figures from LBH for 2022-2023, with census information from 2021 it is possible to calculate that the average LBH household produces 0.32 tonnes of waste per annum.

2.4.12 A total of 85 tonnes of municipal waste is estimated to be generated by the Proposed Development per annum once operational based on the average tonnage per household for the borough for residential waste and storage capacity and proposed collection frequencies for non-residential waste.

2.4.13 It is anticipated that the volume of waste generated by the non-residential element will be significantly less than estimated as the calculation assumes 100% fill levels of all containers on site.

2.4.14 Individual waste streams will be transported to suitably licenced facilities for processing at a Materials Recycling Facility (MRF), Energy from Waste (EfW) or Anaerobic Digestion (AD) facility or bulking and onward transfer at a Waste Transfer Station (WTS).

2.4.15 Table 2-1 below details the facilities used by LBH for management of residential waste.

Table 2-1 Residential Waste Disposal Facilities

Contractor	Facility Type	Permit Number	Address	Contact	Distance (Miles)	EWC Codes
Grundon Waste Management Limited	EfW	BT2866IG	Grundon Waste Management Ltd, Lakeside Road, Colnbrook, Slough, Buckinghamshire, SL3 0EG	01753 688430	5.6	20 – Mixed Municipal Waste and Similar Materials from Commerce and Industry - Mixed Municipal Waste (03 01)
Suez Advanced Solutions Limited	EfW	EPR/ZP393 7KL	Severnside Energy Recovery Centre, Severn Road, Bristol, South Gloucestershire, BS10 7GB	0117 938 1229	112	
N&P Crayford MRF Limited	MRF	KB3806FD	Crayford MRF Century Wharf, Crayford Creek, Crayford, Dartford, Kent, DA1 4HQ	01322 337770	62.5	20 – Mixed Municipal Waste and Similar Materials from Commerce and Industry – Paper and Cardboard (01 01) Glass (01 02) Plastics (01 39) Metals (01 40)
Riverside AD Limited	AD	EPR/AB33 07LK	Riverside AD Facility 43, Willow Lane, Mitcham, Surrey, CR4 4NA	0333 900 9333	20.2	20 – Mixed Municipal Waste and Similar Materials from Commerce and Industry – Biodegradable Kitchen and Canteen Waste (01 08)
Suez Recycling and Recovery UK Limited	WTS	AB3605FM	Victoria Road Waste Transfer Station, Victoria Road, South Ruislip, Middlesex, HA4 0YS	020 8329 1030	5.6	20 – Mixed Municipal Waste and Similar Materials from Commerce and Industry - Paper and Cardboard (01 01) Glass (01 02) Plastics (01 39) Biodegradable Kitchen and Canteen Waste (01 08) Metals (01 40) Mixed Municipal Waste (03 01)
		AB3709CF	Transport Avenue Transfer Station, Transport Avenue, Brentford, Middlesex, TW8 9HF	020 8568 7836	6.5	

2.4.16 Table 2-2 below details the licenced waste facilities that could accept the non-residential waste generated by the Proposed Development.

Table 2-2 Licenced Waste Facilities

Contractor	Facility Type	Permit Number	Address	Contact	Distance (Miles)	EWC Codes
South East London Combined Heat & Power Ltd	EfW	NP3738SY	The Kennels Site, Landmann Way, Lewisham, London, SE14 5RS	0203 567 6162	19.7	20 – Mixed Municipal Waste and Similar Materials from Commerce and Industry - Mixed Municipal Waste (03 01)
London Energy Ltd	EfW	LB3301HL	Edmonton Ecopark, Advent Way, Edmonton, Edmonton, London, N18 3AG	0207 000 9595	21.9	
Grundon Waste Management Limited	EfW	BT2866IG	Grundon Waste Management Ltd, Lakeside Road, Colnbrook, Slough, Buckinghamshire, SL3 0EG	01753 688430	5.8	
Biffa Waste Management North London	MRF / WTS	HP3098EW	Unit 2, 12 Ardra Road, Enfield, London N9 0BD	0800 307 307	22.0	20 – Mixed Municipal Waste and Similar Materials from Commerce and Industry – Paper and Cardboard (01 01) Glass (01 02) Plastics (01 39) Metals (01 40)
Bywaters (Leyton) Limited	MRF / WTS	SP3093EA	Unit J Prologis Park, Twelvetrees Crescent, Bow, London, E3 3JG	0207 001 6000	33.1	
Recorra Recycling Facility	MRF / WTS	EB3135AD	Units 38-39, Juliette Way, Purfleet Ind Park, Purfleet, Essex, RM15 4YA	0207 442 2202	38.0	
Veolia	MRF / WTS	DP3390EL	Greenwich Integrated Waste Management Facility, Nathan Way, Plumstead Marsh, City of London, London, SE28 0AF	07463 225762	41.0	
Refood Ltd	AD	AP3938EJ	London Sustainable Industries Park, Choats Rd, Barking, Dagenham RM9 6LF	0800 011 3214	34.2	20 – Mixed Municipal Waste and Similar Materials from Commerce and Industry – Biodegradable Kitchen and Canteen Waste (01 08)
Severn Trent Green Power South Mimms Composting Facility	AD	LP3334DC	Ridge, Potters Bar EN6 3NA	0203 887 5345	30.1	

OPERATIONAL WASTE REPORTING

2.4.17 The building operator will be contractually responsible for all operational waste reporting for the Proposed Development. This reporting will be based either on number of container lifts per waste stream, or collection weight data if available. Data requirements and reporting methods will be agreed with the relevant authorities once all elements are occupied.

SMART LOGISTICS & WASTE MINIMISATION

2.4.18 Through good practice measures, occupants will be encouraged to reduce and prevent waste. Both the developer and the LBH waste management department will be encouraged to engage with residents upon occupation, to ensure they are aware of how to minimise their waste.

2.4.19 Community-led waste minimising initiatives will be encouraged, such as partnering with organisations that can redistribute redundant items or furniture on site, including:

- Warp-it;
- Collectco; and
- Reuse Network.

2.4.20 LBH is part of the West London West Authority (WLWA) who host campaigns and local events including:

- Clothes Swaps;
- Reusable Nappy Events; and
- Fixing Factory for broken technology.

3 MANAGEMENT OF RESIDENTIAL WASTE

3.1 INTRODUCTION

3.1.1 This section outlines the proposed strategy that will be used to manage the operational waste arising from the Proposed Development, which will comprise of a number of residential blocks and individual dwellings.

3.1.2 LBH do not provide published guidance relating to design of waste management facilities within new developments. In the absence of dedicated guidance, this strategy has been developed in accordance with standards provided by LBH Officers and British Standard BS5906:2005 *Waste Management in Buildings – Code of Practice* (hereafter referred to as 'the Guidance').

3.2 CURRENT WASTE MANAGEMENT SERVICES

3.2.1 Table 3-1 outlines the current waste collection and disposal services provided by LBH for residents.

Table 3-1 LBH Residential Waste Management Services

Service	Details
Residual Waste	Collected weekly in black bags or green bins
Dry-Mixed Recycling (DMR) collection	Collected weekly in clear bags or black bins
Garden waste collection	Subscription service in reusable bags
Food waste collection	Collected weekly in 23-litre caddies
Bulky waste collection	Chargeable collection service
Local recycling points	A number are located across the borough
Reuse and Recycling Centres	A reuse and recycling centre is available for residents to use at: New Years Green Lane Harefield UB9 6LX

3.3 PRE-APPLICATION

3.3.1 The principles and strategies of residential waste storage and collection for the Proposed Development have been discussed and agreed during a pre-application meeting held on 14th October 2025 with the Recycling Team Leader in the LBH Waste Services Team.

3.4 PROPOSED DEVELOPMENT

3.4.1 Figure 3-1 below shows the configuration of the Proposed Development.

Figure 3-1 Proposed Development Configuration