

METRO

Deconstruction Services Ltd

PRE-DEMOLITION WASTE AUDIT



SITE NAME AND ADDRESS: Downley Road, Havant, PO9 2JD

PROJECT NO. 1592

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Signed



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Please note: reviews should be carried out monthly or when major changes occur to activities

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EXECUTIVE SUMMARY

Our team of demolition specialists offer advanced levels of expertise and experience to our clients. We have a vast range of knowledge and experience within the demolition industry and advise our clients on each individual project.

Our emphasis is to provide cost-effective and sustainable solutions that response to increasing demands for quality, and more sustainable processes for demolition practice.

This report has been prepared by Metro Deconstruction Services Ltd using all reasonable skill, care and diligence and using evidence supplied by the client team, and where possible and physical non-intrusive site inspection.

The purpose of this pre-demolition audit is to identify and quantify the products and materials that are anticipated to be produced during the demolition of this site, highlighting the potential for reuse or recycled opportunities in accordance with The Waste Hierarchy principles prior to demolition.

This audit will not include technical guidance on the demolition processes; instead, it will focus on the most environmentally preferable option for the reuse and recycling of products and materials arising from the demolition works.

This document should be read in conjunction with Metro's Demolition Phase Health & Safety plan.

1 INTRODUCTION

This document has been prepared by Metro Deconstruction Services Ltd and submitted as evidence in order to achieve a minimum rating of BREEAM Industrial 2014 Excellent for the works.

This pre-demolition audit is site specific, although core aspects apply to all sites. This document has been conducted prior to strip-out or demolition works in order to use the audit results to guide the design, considering the reduction of waste and unnecessary environmentally damaging activities, and to set targets for waste management and ensure all contractors are engaged in the process of maximising high-grade reuse and recycling opportunities.

This document covers;

- Identification and quantification of the key materials where present on the project
- Potential applications and related issues for the reuse and recycling of the key materials in accordance with the waste hierarchy
- Opportunities for reuse and recycling within the same development
- Identification of local processors or recyclers of materials
- Identification of overall recycling targets where appropriate
- Identification of reuse targets where appropriate
- Identification of overall landfill diversion rate for all key materials

All waste substances from the site shall be reused, recycled or disposed of offsite, under the following regulations;

- The Waste (England and Wales) Regulations 2011
- Environmental Protection Act 1990 (including duty of care regulations)
- Hazardous Waste (England and Wales) Regulations 2005 (as amended)
- Pollution Prevention and Control Act 1999
- **The Environment Protection Act 1990 (including Duty of Care regulations)**
This is the main legislation governing clinical waste disposal. It states that all production of waste has a Duty of Care to ensure the correct management of waste, and this includes documenting the transfer of waste and ensuring that the waste is handled correctly by all handlers. It also requires compliance with The Waste Hierarchy.
- **The Controlled Waste (England and Wales) Regulations 2012**
This states that household, industrial and commercial waste is classed as 'controlled waste' and are subject to the Environmental Protection Act 1990.
- **The Hazardous Waste Directive**
This provides guidance on labelling, record keeping, monitoring and control obligations for everyone from waste production to the final recovery / disposal. It forbids mixing of hazardous substances and items in order to prevent risk to the environment and human health.
- **The Carriage of Dangerous Goods Regulations**
These govern the transportation of dangerous goods, by rail or road. They state that all technicians transporting dangerous waste must be ADR trained and therefore have sufficient knowledge to transfer the waste safely.
- The 'waste hierarchy', in line with European Union Waste Framework Directive 2008 (as amended), which has been transposed to National Legislation under the Waste (England and Wales) Regulations 2011.

THE WASTE HIERARCHY

Preferred Environmental Option



Least Preferred Environmental Option

In line with the waste Duty of Care requirements, copies of non-hazardous waste transfer notes and hazardous waste consignment notes will be produced for each load of demolition waste transferred offsite and presented in the completion health & safety file.

A number of Metro's activities impact on the environment and are potentially capable of producing waste. These are:

- Demolition
- Strip Out
- Remediation of contaminated soils
- Plant and vehicles
- Site office and general activities

2 PROJECT SUMMARY

Site Name: Downley Road

Site Address: Downley Road, Havant, PO9 2JD

Project Start Date: 29/04/2024

Programme Duration: 15 Weeks

2.1 Introduction

The aim of the "Pre-Demolition Audit" is to facilitate and maximise resource recovery of demolition materials for beneficial reuse/recycling, without compromising any safety measures and practices given in the Code of Practice on Demolition.

The Site

The site is situated on the east side of Downey Road which forms part of the well-established New Lane industrial area.

Existing Buildings

The property comprises a single storey industrial unit fronted by two storey offices and ancillary areas. The two-storey office section has brick elevations under a flat roof. It comprises mainly open plan offices with a number of private offices and meeting rooms.

DOWLEY ROAD, HAVANT – RED LINE DRAWING



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2.2 Project Waste Responsibilities

The demolition contractor, Metro Deconstruction Services Ltd, is responsible for implementing the processes and procedures set out in this document and implementing the findings of the pre-demolition audit.

Managing Director

METRO

Mark Taylor

Email: mark@metro.uk.net
Tel: 01293 863988

Contractors Director

METRO

Si King

Email: si@metro.uk.net
Tel: 07932 359701

Ensures that the core/supplementary specification is followed and care is taken/legislation is followed by the site team.

Oversees the correct waste processes on behalf of the client.

Contracts Manager

METRO

Paul Bowyer

Email: paul@metro.uk.net
Tel: 07880 030977

Oversees the site management, ensuring all material movements are recorded and information stored and recorded on site corrected. Ensures core/supplementary specification is followed and care is taken/legislation is followed by the site team.

Site Manager

METRO

Ben Addison

Email: ben@metro.uk.net
Tel: 07432 527059

Manages the site, ensuring all material movements are recorded. Ensures core/supplementary specification is followed. Implements the pre-demolition audit processes and procedures to all relevant works on site.

3 WASTE IDENTIFICATION

3.1 European Waste Catalogue

EWC Code	Key Group Material	Examples
13 OIL WASTES AND WASTES OF LIQUID FUELS		
13 01	Waste Hydraulic Oil	Hydraulic oil
13 02	Waste Engine, Gear and Lubricating Oil	Engine oil, lubricating oil
15 WASTE PACKAGING, ABSORBANTS, WIPING CLOTHS, FILTER MATERIALS AND PROTECTIVE CLOTHING NOT OTHERWISE SPECIFIED		
15 01	Packaging	Paint pots, pallets, cardboard, cable drums, wrapping bands, polythene sheet
16 WASTES NOT OTHERWISE SPECIFIED IN THE LIST		
16 02	Electrical and Electronic Equipment	Electrical and electronic TVs, fridges, air-conditioning units, lamps equipment
17 CONSTRUCTION AND DEMOLITION WASTES (INCLUDING EXCAVATED SOIL FROM CONTAMINATED SITES)		
17 01 01	Concrete	Pipes, kerb stones, paving slabs, concrete rubble, precast and in situ
17 01 02	Bricks	Bricks
17 01 03	Tiles and Ceramics	Ceramic tiles, clay roof tiles, ceramic, sanitaryware
17 01 07	Mixtures of 170101, 170102, 070103	Mixed concrete materials, brick and tiles and ceramics
17 02 01	Wood	Softwood, hardwood, boards products such as plywood, chipboard, medium density fibreboard (MDF), e.g., Doors, window frames, timber structure
17 02 02	Glass	Windows
17 02 03	Plastic	Pipes, cladding, frames, non-packaging sheet
17 03	Asphalt and Tar	Bitumen, coal tars, asphalt
17 04 07	Mixed Metals	Copper, brass, aluminium, lead, iron and steel e.g., Radiators, cables, wires, bars, sheet
17 05	Soils	Soils, clays sand, gravel, natural stone
17 06 04	Insulation (non-haz)	Glass fibre, mineral wool, foamed plastic
17 06 05	Asbestos	Bonded Asbestos
17 08 02	Gypsum	Plasterboard, render, plaster, cement, fibre cement sheets, mortar

17 09 04	Mixed Waste	Efforts should be made to categorise waste into the above categories wherever possible
20 MUNICIPAL WASTES (HOUSEHOLD WASTE AND SIMILAR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL WASTES)		
20 02 01	Biodegradable Waste	Green waste, wood and shrubs
20 03 01	Mixed Municipal Waste	Canteen waste, office waste, vegetation
20 03 07	Bulky Waste	Furniture e.g., tables, chairs, desks, sofas
Most relevant EWC	Liquids	Non-hazardous paints, thinners, timber treatments
Most relevant EWC	Hazardous	Defined in the Hazardous Waste List (HWL) of the European Waste Catalogue (EWC)
Most relevant EWC	Floor Coverings (Soft)	Carpets, vinyl flooring
Most relevant EWC	Architectural Features	Roof tiles, reclaimed bricks, fireplaces

3.2 Materials Require Special Precautions

No	Material	Outcome
1	Asbestos	Remove under controlled conditions. Full PPE/RPE to be used by the licensed or competent contractor.
2	Florescent Tubes	Need to be removed and taken to landfill/WEE transfer station in a coffin.
3	Water Tanks	Remove under controlled conditions following legionnaires test.
4	Generator	Oils and fluids need to be removed against a controlled COSHH condition.
5	Diesel Tanks	Tanks to be purged and cleaned along with any lines around the site prior to removal.

4 WASTE MANAGEMENT

4.1 Management

In order to minimise waste generation, Metro will sort through and separate all reusable and salvageable waste to minimise waste going to landfill. An overall landfill diversion of 99% will be targeted for demolition waste, though this excludes the required disposal to landfill of asbestos contained materials.

Waste storage containers with appropriate signage will be used to store waste. When full, skips shall be collected by a registered waste carrier.

Storage, handling, use and disposal of any potential hazardous materials shall be in accordance with the relevant statutory provisions and Health and Safety Executive (HSE) Codes of Practice and Guidance notes.

Metro's waste generating activities required as a result of the demolition works including disposal of waste shall be undertaken in a manner that complies with "The Control of dust and emissions for construction and demolition". The document includes guidance on the appropriate removal of waste materials from site and its disposal at a licenced facility.

4.2 Dust, Noise and Vibration

Best practicable means will be used in controlling dust emissions, minimising noise and vibration in accordance with the Best Practice Guidance by the GLA 2006 for The Control of Dust and Emissions from Construction and Demolition and approved Code of Practice of BS5228:2009 for noise and vibration control on construction and open sites.

Refer to Metro's Demolition Phase Health & Safety Plan for full details on the mitigation measures to control/minimise the emissions of dust, noise and vibration.

Non exhaustive list of mitigation techniques:

- Reusing and recycling waste materials to reduce dust
- No burning of waste materials on site
- Reduce movement / no unnecessary movement of materials that can create dust to avoid becoming airborne
- All vehicles carrying loose or potentially dusty material to or from the site are fully sheeted
- Store materials with the potential to product dust away from site boundaries
- Sheet, seal or damp down stockpiles of excavated materials held on site
- Avoid double handling of materials wherever reasonably practicable
- Sheet or otherwise enclose loaded bins and skips for removal
- Minimise drop heights whilst loading/unloading of material
- Periodic dampening down of stockpiles of materials to avoid dust becoming airborne
- Plant and vehicles shall be located away from the closest sensitive receptors where possible

4.3 Materials Stockpiling

Materials resulting from demolition shall be stored on site pending reuse, recycling or disposal. Stockpiles will be maintained safely locations away from sensitive receptors. All stockpiled materials shall be managed in accordance with the below:

- Signs to identify the stockpiled material
- Covering stockpiles of contaminated materials to prevent runoff
- Cover/dampen stockpiles in warm weather to prevent nuisance dust
- Minimise excessive stockpiling by phasing works and where possible have just-in-time deliveries and collections.



4.4 Demolition Activities

Demolition activities by their nature will produce waste; Metro's policy is to reuse where possible and recycle as much of the remaining waste as practically possible.

Metals	100% Recycled	Segregated on site into metal types and sent to recycling facility
Hardcore / Concrete	100% Recycled	Crushed on site, stockpiled and reused within new development
Timber	100% Recycled	Segregated on site and sent to recycling facility
Glass	100% Recycled	Segregated on site and sent to recycling facility
Mixed Construction Waste	The amount recycled depends on the material, usually 100% can be achieved with certain contracting recycling facilities	Segregated on site and send to recycling facility where it will be picked and recycled and processed through each material stream
Asbestos and other hazardous contaminated material	100% Landfill	Segregated and protected on site and disposed of at licensed landfill facility. On occasion some contaminated material can be treated off site, depending on material and contamination

4.5 Remediation of Contaminated Soils where required

The processes that are in use by Metro when required to remediate contaminated soils under a mobile plant licence are intended to minimise the need to send any soil off site to landfill. Where possible, the intention is to re-use the treated soils as general fill material on site. The remediation works will be carried out in accordance with the project specific remediation strategy as detailed within our main Demolition Phase Health & Safety Plan.

4.6 Plant and Vehicles

Plant and vehicles will be maintained to a standard the reduces emissions to the atmosphere. Work will be designed to keep all plant vehicles operations on a critical path to reduce fuel usage.

Fuel for vehicle will be kept in bunded containers on site to avoid loss to the environment. In cases where plant is refuelled directly from a truck/bowser, care will be exercised to avoid splash or leakage.

Engines will not be left running when vehicles or plant are not in use.

4.7 Site Office and General Activities

When not required, generators and gas bottles will be turned off to prevent waste of fuel, the same applies where the site offices are powered from the main electricity.

Paper, glass and plastics will be recycled appropriately.

Other wastes will be disposed of via the normal local waste system.

The use of consumables will be minimised and the printing of extra copies of documents avoided as all project documentation is electronically accessed via Metro's cloud-based system.

4.8 Training

All staff working on a project will be given a toolbox talk to increase their awareness of the need to minimise waste and to work in a manner that protects the general environment.

Training will be delivered covering methods of appropriate segregation, handling, recycling and reuse. Records of attendance at the training will be maintained on site. This instruction shall also include communication of this Pre-Demolition audit. The training will be made available by the following means and will be provided to all parties working on site, at all stages of works.

- Within site inductions
- The delivery of monthly toolbox talks on waste, issued by the Site Manager
- Site inspections carried out by external advisors, Prime Safety

Training shall be implemented in order to highlight the importance of this document and individual responsibilities in ensuring effective waste minimisation and management during our works.

4.9 Waste Documentation

All waste documentation will be retained at the Metro Office as well as copies held on site for the duration of the project.

- Waste transfer documentation (2 years for WTN's and 3 years for Hazardous Waste Consignment Notes)

All movements of waste from site must be accompanied by a WTN, which will detail specific information and must contain the following;

- The name of the person receiving the waste and what they are authorised to do with that waste e.g. a registered waste carrier can only transport waste;
- Type of waste produced;
- The 2007 Standard Industrial Classification (SIC) code (2003 SIC if hazardous waste);
- The 6 figure EWC number;
- Address of the producing site and details of the waste producer;
- Waste carrier's details including WCL no;
- Quantity of waste;
- How it is contained (e.g., 40-yard skip);
- The date to which the WTN applies

A hazardous waste consignment note shall be completed for every movement of hazardous waste.

5 PRE-DEMOLITION AUDIT

5.1 Local Recycling Facilities

Metro always endeavours to use local waste contractors and processing facilities where possible. For this project, we will use the following facilities for the removal of waste.

Contractor	Location	Type of Waste	Recycling / Landfill
L&S Waste Management	Farlington, Redoubt PO6 1BW	- Mixed Construction - Wood - Soil - Metal	Recycling

5.2 Site Aggregates

The reuse and recycling of brick, block and concrete reduces the demand on the production and import of new materials, ultimately reducing carbon emissions, off site recycling processing and landfill waste.

Aggregates on this project represents one of the largest waste streams on this project.

They are to be recycled 100% on site. There is a large quantity not only within the building structure, but the overall ground floor slab area and hardstanding across the site. The concrete and brick observed on site will be crushed to a 6F2 grade specification and stockpiled on site for reuse within the development build.

Currently, it has been calculated that there is approximately Tonnes of demolition and construction material in the form of concrete material that will be recycled on site, therefore eliminating the carbon emissions of removing the material from site, the recycling process off site and the import of the new material back into site.

The recycled aggregate will be used as piling mat and infilling materials, the best way to reduce environmental impacts of the demolition alongside adhering to the Waste Hierarchy principles.



5.3 Quality Control

The effectiveness of this document will depend upon the enforcement of its requirements on site and include monitoring to be made by the nominated Site Manager.

Sites will be subject to periodic random auditing by the Contracts Manager, Managing Director and external H&S consultants, or other qualified staff in relation to the completeness of any WTN's and any Hazardous Waste Consignment notes to ensure both accuracy of data collected, and compliance with regulations on site.

5.4 Monitoring Forecasts against Actual

The following table identifies the materials with reuse and recycling potential gathered from the site inspection and accompanied tender documentation. As the works progress, more items may be identified following stripping out and demolition works. The estimated quantities of materials are based on industry experience and measurement of visible components.

The level of waste will be monitored throughout the project and final figures will be submitted at the end of the project with the completion Health & Safety file (within 3 months of completion), where actuals can be compared to the estimated figures given in this document.

This document is reviewed regularly and updated as necessary.

If any problems are identified during the works in relation to exceeding the expected waste stream volumes, failure to meet stated targets or issues relating to cost effective and legal transfer of waste materials, then the Contracts Manager will first escalate the issue to the project team for further discussion on the best solution on how to review and or change procedures to ensure that the companies recycling targets are met of a minimum 98% landfill diversion.

Within the health & safety documentation relating to the actual waste management and figures, an explanation of any deviation from this document will be pro

6 PRE-DEMOLITION AUDIT FIGURES

A pre-demolition waste audit has been undertaken by Metro Deconstruction Services td using evidence supplied by the client team, and where possible a physical non-intrusive site inspection.

PRE-START WASTE AUDIT - Downley Road, Havant, PO9 2JD Metro Deconstruction Services Ltd

METRO

02/05/2024

MATERIALS RECYCLED						
WASTE DESCRIPTION	EWC CODE	NO. OF LOADS	NET WEIGHT IN TONNES	%RECYCLED		
				Percentage	Tonnage	
Timber	17 02 01	10	50.0	100%	50.0	
Ferrous Metal	17 04 07	35	630.0	100%	630.0	
Non-Ferrous Metal	17 04 07	0.25	4.0	100%	4.0	
Mixed Construction Waste	17 09 04	8	64.0	100%	64.0	
Hardcore Away	17 01 07	0	0.0	100%	0.0	
Crushed Concrete/Hardcore Stockpiled (Crush 6F2)	17 01 07	0	7000.0	100%	7000.0	
Plasterboard	17 02 08	4	20.0	100%	20.0	
Concrete Away	17 01 01	0	0.0	100%	0.0	
Crushed Concrete Stockpiled (Type 2)	17 01 01	0	0.0	100%	0.0	
Soils (Inert)	17 05 04	0	0.0	100%	0.0	
Insulation	17 08 04	4	12.0	100%	12.0	
Tarmac Away	17 03 02	0	0.0	100%	0.0	
Crushed Tarmac Stockpiled	17 03 02	0	0.0	100%	0.0	
Computer Floor Tiles	17 09 04	0	0.0	100%	0.0	
Glass	20 01 02	2	10.0	100%	10.0	
Green Waste (Removed from site)	20 02 01	1	4.0	100%	4.0	
Green Waste (Chipped on site)	20 02 01	0	0.0	100%	0.0	
			7794.0		7794.0	

MATERIALS REUSED						
WASTE DESCRIPTION	EWC CODE	NO. OF ITEMS	NET WEIGHT IN TONNES	%REUSED		
				Percentage	Tonnage	
Furniture Reused Elsewhere		0	3.0	100%	3.0	
Timber	17 02 01	0	2.0	100%	2.0	
Metal	17 04 07	0	0.0	100%	0.0	
Bricks	17 01 07	0	0.0	100%	0.0	
Plasterboard	17 02 08	0	0.0	100%	0.0	
Insulation	17 08 04	0	0.0	100%	0.0	
Computer Floor Tiles	17 09 04	0	0.0	100%	0.0	
Glass	20 01 02	0	0.0	100%	0.0	
Other Stone Materials (coping stone, paving slabs etc.)		0	0.0	100%	0.0	
Structural Beams & Columns		0	0.0	100%	0.0	
Window Frames		0	0.0	100%	0.0	
Wooden Doors		0	0.0	100%	0.0	
Metal Doors		0	0.0	100%	0.0	
M&E Equipment		0	0.0	100%	0.0	
Carpet Tiles		0	0.0	100%	0.0	
Ceiling Tiles		0	0.0	100%	0.0	
Green Waste (Small Trees, Vegetation etc Re-Planted)		0	0.0	100%	0.0	
			5.0		5.0	

MATERIALS TO LANDFILL						
WASTE DESCRIPTION	EWC CODE	NO. OF LOADS	NET WEIGHT IN TONNES	%TO LANDFILL		
				Percentage	Tonnage	
Mixed Construction Waste	17 09 04	0	0.0	100%	0.0	
Asbestos (Bonded)		0	128.0	100%	128.0	
Asbestos (Non-Bonded)		0	18.0	100%	18.0	
Soils - Inert		0	0.0	100%	0.0	
Soils - Non-Hazardous		0	0.0	100%	0.0	
Soils - Hazardous		0	0.0	100%	0.0	
			146.0		146.0	
SUM TOTAL			7945.0		7945.0	

TOTALS	
TOTAL RECYCLED	98.10%
TOTAL REUSED	0.06%
TOTAL TO LANDFILL	1.84%

