Construction and Demolition Waste

Draft for Public Consultation

This Supplementary Planning Document has been prepared in order to comply with the requirements of the Planning & Compulsory Purchase Act 2004.

What is an SPD?

This planning brief constitutes a 'supplementary planning document'. A Supplementary Planning Document (SPD) is one of the material considerations that can be taken into account when determining a planning application for development. It is intended to provide helpful guidance for a developer, consistent with the provisions of the Local Plan. It should be read in conjunction with the Structure Plan and Waste Local Plan for East Sussex and Brighton & Hove, and the Brighton & Hove Local Plan. It is intended that this SPD will form part of the Brighton & Hove Local Development Framework and the Waste Development Framework, which will be jointly prepared by East Sussex County Council and Brighton & Hove and is intended to elaborate upon policies in the Development Plan Documents of both authorities.

Contents **Page Number**

Joint Waste Local Plan Team
East Sussex County Council and Brighton & Hove City Council

Contents

Appendices

References

SECTION I – INTRODUCTION

1.0 Target Audience

1.1 This Supplementary Planning Document (SPD) has been produced to provide those involved in construction and demolition, with practical ideas as to how waste can be reduced, re-used and recycled.

1.2 In particular this document is intended for use by the following groups:-

- **Architects and designers**– who can ensure developments incorporate principles of sustainability and are therefore designed to facilitate effective techniques of construction and deconstruction for reuse and effective recycling;

- **Project Managers** – who through effective management can ensure that reuse and recycling objectives set by the client are delivered;

- **Clients** – who by specifying waste minimisation, reuse and recycling from the outset of a project, ensure that all those involved in the project adhere to good practice; and

- **Contractors and sub contractors** who can enable during demolition, contracts to facilitate greater reuse and recycling of materials; and during construction can facilitate methods which deliver effective reuse and recycling of materials.

2.0 Objectives of this Supplementary Planning Document

2.1 The objectives of this SPD are as follows:-

- *To give detailed advice related to relevant Structure Plan and Waste Local Plan Policies;*
- *To offer practical guidance to developers and those involved in the development process to reduce, reuse and recycle construction and demolition waste;*
- *To reduce the quantities of construction and demolition waste being sent to landfill;*
- *To influence design to achieve waste minimisation in the construction industry;*
- *To enhance the use of construction and demolition waste as a resource for construction and engineering;*
- *To improve awareness of sustainable construction techniques; and*
- *To provide guidance in construction and demolition waste management which helps improve economic efficiency in the relevant business sectors, encourages innovative new business development and enhances workforce training and skills.*

2.2 Comments are requested on this draft Supplementary Planning Document. They should be submitted to the Joint Waste Local Plan Team at East Sussex County Council.

Please address your comments to the following address:-

Joint Waste Local Plan Team
Transport & Environment Department (WLP)
East Sussex County Council
Lewes
East Sussex
BN7 1UE

Or by email to: wastelocalplan@eastsussex.gov.uk

Comments should be received by _____ September 2005.

3.0 Background

3.1 Every year approximately 1.5 million tonnes of waste is generated in East Sussex and Brighton & Hove[1]. In the past most of this waste has been sent to landfill for disposal. However, the number of holes in the ground that can be filled is diminishing and, put simply, we are running out of new space. We are also more aware of the environmental costs of dealing with waste in this way.

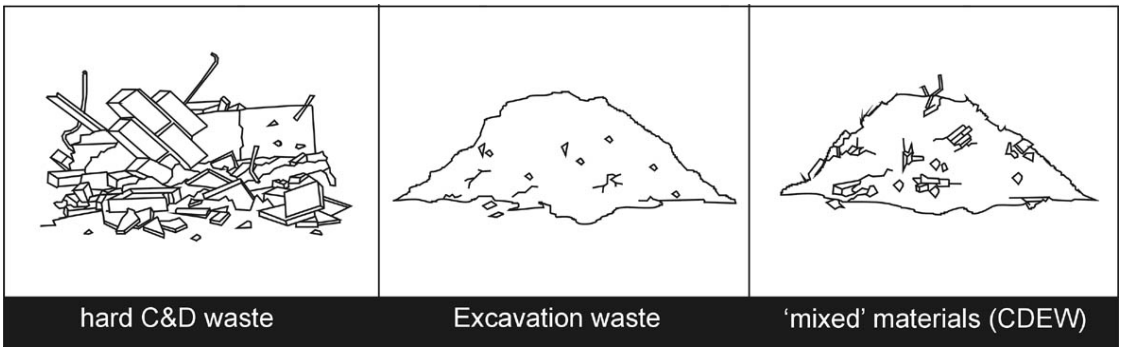
3.2 The Department of Trade and Industry[2] estimates that over 70 million tonnes of waste is produced nationally by the construction and demolition industry each year and that over 13 million tonnes of this construction and demolition waste is building material that is delivered to site but never used. In East Sussex and Brighton & Hove construction and demolition wastes (C&DW) amounts to over half the total of all waste produced.[3]

3.3 Construction and demolition waste is the generic term for a group of waste materials and can be defined in four ways: -

- Waste arising from total or partial demolition of buildings and/or civil infrastructure;
- Waste arising from total or partial construction of buildings and/or civil infrastructure;
- Soil, rocks and vegetation arising from land levelling, civil works and general foundations;
- Road planings and material from maintenance [4]

[1] East Sussex County Council and Brighton & Hove City Council (2002) *Waste Local Plan*
[2] Department of Trade and Industry (2004) *Sustainable Construction Brief April 2004*
[3] East Sussex County Council and Brighton & Hove City Council (2002) *Waste Local Plan*
[4] Symonds Consultancy et al 1999

3.4 The Office of the Deputy Prime Minister (ODPM) categorise construction and demolition excavation waste into three types (below)[5]: -



The core materials and components of C&DW are:-

- Asphalt, tar and tarred products (such as road planings and architectural features)
- Concrete, bricks, tiles, ceramics and gypsum
- Glass
- Insulation materials
- Metals (largely steel)
- Plastics (including protective packaging)
- Soil (often mixed with other materials)
- Steel
- Wood

3.5 Much of this waste can be re-used or recycled[6], as most of these materials are inert (non-reactive), however some C&DW becomes hazardous through exposure to the environment such as:

- Adhesives
- Asbestos materials
- CFC – refrigerants and foams
- Emulsions
- Resins
- Solvent-based concrete additives
- Treated timber[7]

3.6 Even though a large proportion of this waste is inert, it is unsightly, generates dust and can cause run-off pollution to water courses if left piled up on site and exposed to the elements. Gypsum for example (commonly used in construction) reacts in landfill sites and produces hydrogen sulphide gas as it decomposes.[3]

[5] ODPM (2004) *Survey of Arisings and Use of Construction, Demolition and Excavation Waste as Aggregate In England In 2003.*

[6] Re-used means that the product can be used again without needing to be modified. Recycled means that the product needs to be processed in some way before it can be used again.

[7] www.wasteonline.org.uk

3.7 Recent studies[8] have demonstrated that the average amount of packaging wastes produced by just 25 construction sites per week was 5.27 tonnes and the key packaging waste products were timber pallets, cardboard and polythene film. Timber packaging waste was found to have the highest average tonnage per week followed by cardboard and paper packaging waste and plastic packaging waste.

3.8 The Environment Agency estimate that the true cost of construction waste management is around ten times the actual amount paid at the landfill site cost of disposal, when the following factors are taken into account:

- labour costs of handling waste
- storing waste
- purchase price of material thrown away, and
- the loss of potential income from salvaged materials

3.9 Much of this waste is avoidable and reduces the profits of construction companies. Some estimates indicate that this waste is a large proportion of those profits, typically 25%. By reducing just 20% of this waste, it is estimated that 6 million tonnes of material could be diverted from landfill nationally, and would result in savings of approximately £60 million in premium rate disposal costs.[9] There are therefore significant savings to be made from reducing waste.

4.0 Landfill Tax Escalator

4.1 Introduced in 1999, the Landfill Tax Regulations aim to divert waste away from landfill by charging for the disposal of waste to landfill. Annual increases associated with the Landfill Tax mean that from April 2005 the cost of disposing of active waste to landfill will be charged at £18 per tonne rising to approximately £35 per tonne (minimum) over the next 10 years. A lower rate is paid for inactive wastes[10], such as rocks, soils, minerals and concrete. Construction waste is subject to the lower rate of landfill tax, which currently stands at £2 per tonne. An additional levy for aggregates such as sand, gravel and crushed rock was introduced on 1 April 2002. However, aggregates that have been used for construction are exempt from this charge.[11]

4.2 Efficient use of materials at all stages in the construction process reduces the amount of waste generated and maximises the opportunities for greater re-use and recycling. Resource efficiency also helps to minimise the environmental impacts of construction - for example greater resource efficiency can lower the demand for virgin material and reduce the burden on

[8] WRAP (2004) *Establish Tonnages, and Cost Effectiveness of Collection, of Construction Site Packaging Waste*
[9] BRE (2003)
[10] As listed in the Landfill Tax (Qualifying Material) Order 1996 SI 1996 No 1528
[11] Environment Agency (2005) Environmental Indicators – Construction and Demolition Waste

landfill sites. [12] It is also widely acknowledged that when buildings are constructed, large quantities of materials are wasted and most of these are sent to landfill.[13]

5.0 Monitoring

5.1 It is intended that an annual review of waste data and trends in waste management will be published to monitor the progress in meeting Waste Local Plan targets. This will determine the extent to which the Plan is achieving its objectives, and making progress towards meeting key targets.

5.2 It is intended that the following matters will be monitored:

- Waste management activities, and waste planning issues of relevance;
- Waste arisings, disposals and throughputs of waste facilities;
- Relevant planning permissions granted during the year;
- Progress towards achieving the Plan's targets, including an assessment of trends in permissions granted for waste management facilities that aim to potentially divert waste from disposal to land and promote recycling and treatment facilities for waste arisings.

5.3 The progress of this SPD is also directly informed through the above monitoring which will help determine the timing of any subsequent reviews, either of the whole or just part of the Waste Local Plan or SPD.

6.0 Planning Policy Framework

6.1 This Supplementary Planning Document (SPD) has been prepared within the context of national, regional and local planning guidance and policy (details of relevant national and regional guidance are set out in **Appendix 1**).

6.2 The SPD is pursuant to policies of the East Sussex and Brighton & Hove Structure Plan, the East Sussex and Brighton & Hove Waste Local Plan (Second Deposit), and the Brighton & Hove Local Plan (Second Deposit) please refer to **Appendix 2,** which details the relevant planning policies.

6.3 The SPD has been prepared in accordance with the Town and Country Planning (Local Development (England) Regulations) 2004, Planning Policy Statement 12 (PPS12: Local Development Frameworks) and Creating Local Development Frameworks (ODPM, 2004) and Sustainability Appraisals for Regional Spatial Strategies and Local Development Frameworks.

6.4 It is intended that the SPD will be linked to future a Development Plan Document (DPD) and form part of the Brighton & Hove Local Development Framework (LDF). It is also intended that the SPD will form part of the

[12] Environment Agency (2005) www.environment-agency.gov.uk
[13] CIRIA (2004)

Waste Development Framework that East Sussex County Council and Brighton & Hove City Council will be producing.

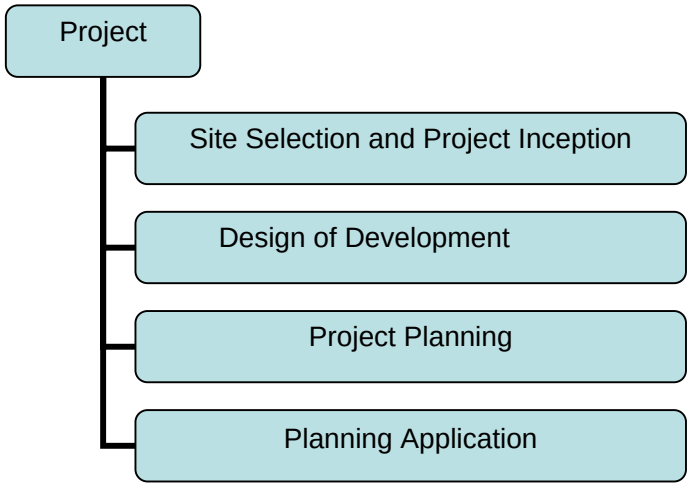
6.5 This SPD has been published with an accompanying Sustainability Appraisal, which has influenced its development. Full details are included in the Consultation Draft Sustainability Appraisal Report (May 2005) this can be downloaded from the Waste Local Plan website at: http://www.brighton-hove.gov.uk/site01.cfm?request=a800, alternatively copies can be requested by telephoning (01273) 481846.

SECTION II –PRACTICE GUIDANCE

There is much literature published relating to the principles of reuse and recycling during construction and demolition projects. Therefore to avoid repetition, only key suggestions have been incorporated, and where appropriate links and references are provided in **Section III** and **Appendix 3** of this document.

7.0 Project Stages

7.1 This section provides guidance on what factors should be considered during the various project stages of a development.



8.0 Site Selection and Project Inception

8.1 Most construction and demolition waste need not have been produced in the first place as, with a little thought developments could be designed to incorporate existing buildings and features without the need for demolition or excavation. Some of the material could be re-used on the development site for landscaping bunds, base material for roadways etc., and as second-hand materials for new buildings. Most of the remaining unavoidable waste can be transported off-site for re-use and recycling elsewhere.

8.2 Waste minimisation starts at the earliest stage of development (project inception), when the site is being chosen and purchased. Factors such as the site topography, soil type and the potential level of contamination will affect the amount of soil which will be need to be removed from the site or at least relocated within the site. The following factors should be kept in mind:

- hilly sites often require large amounts of excavation to make flat areas for buildings, and to make those buildings accessible.

- soil types can also affect the amount of excavation required for secure foundations.

- land affected by contamination needs to be assessed with respect to harm to human health and protection of controlled waters[14]. Contaminated soils may need to be removed although remediation techniques can be utilised on site to reduce the risk posed to the environment. Contact the Environmental Health team at the relevant local planning authority for details of their Contaminated Land Strategy.

- whilst the cost implications of such works may well already be considered by developers at the site selection stage, they may not have previously considered the waste production implications.

9.0 Design of Development

9.1 Once the site has been chosen the next stage is usually to consider the design of the development. The following questions should be considered:

- are there any existing buildings or hard surfaces on the site which could be re-used?

- could the buildings be re-used in-situ?

- could the waste materials be re-used elsewhere on the development?

- can any excavated soil be re-used on the site, or if not, on another site nearby?

- can the development be designed so that the following materials can be used (in order of preference): second-hand materials (such as second-hand tiles); recycled materials (such as reconstituted slate); renewable materials (such as wood from sustainable sources); or local materials?

[14] Under Part IIA of the 1990 Environmental Protection Act controlled waters are defined as. "territorial waters which extend seawards for three miles, coastal waters, inland freshwaters, that is to say, the waters in any relevant lake or pond or of so much of any relevant river or watercourse as is above the freshwater limit, and ground waters, that is to say, any waters contained in underground strata"

- can the development layout incorporate recycling facilities for future users of the site – such as collection facilities for glass, paper etc., and compost bins for green waste?

10 Project Planning

10.1 Due to time constraints, development projects are often engineered and project planned even before the planning application is submitted. With this in mind, developers are requested to keep the following factors in mind:

- allocate space on site for the storage of waste materials where you may be able to use them later in the construction period, or stock pile them until there is a full lorry-load for recycling;

- could the development design be modified to reduce the amount of waste? For example the amount of gypsum based products used can be reduced by changing specifications from double-skin plasterboard to single-skin plasterboard. Is it possible to specify a pre-sealed product? This eliminates skimming and reduces the amount of paint used;

- have dedicated material recycling skips on site. For example have a dedicated plasterboard skip that could transport materials directly back to the manufacturer for re-use;

- segregation systems for timber packaging are likely to be beneficial right from the beginning of the build programme for both new build and refurbishment developments: standard sized pallets should be returned or collected by specialist collectors.[15]

- For polythene film, a segregation system can be put in place for new build developments from 20% completion and at 40% completion for refurbishment projects. Polythene film waste could be supplied direct to reprocessors during the latter stages of a build programme as higher tonnages are available.[11]

- For cardboard, a segregation system is recommended at 40% project completion for new build sites and 50% project completion for refurbishment sites.[11]

- A 'milk round' of cardboard and plastic waste collection from sites in close proximity are an option when sites are producing lower tonnages, usually earlier on in the build programme.[11]

- separate 'soft' and 'hard' materials on site to ensure materials do not become mixed;

[15] WRAP (2004)

- if there is a land contamination risk, investgate with Environmental Health Officers whether the soil/material can be remediated on site and then re-used in the development, and allocate space in the construction site for storage of any equipment necessary;

- incorporate plans which detail how water use and run-off will be minimised during construction and mitigate against pollution.

10.2 **Appendix 4** lists some of the contractors who may be able to take waste away and recycle it. Unwanted furniture and fixtures often become waste through refurbishment and demolition, some charities will collect and redistribute items for reuse, and there are also companies which specialise in architectural salvage who will remove items such as antique fireplaces, wooden beams, floorboards and 1950's sanitary ware for example. **Appendix 5** provides a list of Recycled Building Materials and Architectural Salvage Companies. It should be noted that the companies listed in these appendices are not a definitive and should be used as a guide only .

10.3 The Construction Industry Research and Information Association (CIRIA)[16] note that through the use of appropriate clauses in construction contracts it is possible to encourage constructors to adopt good practice in waste management thereby reducing the real cost of waste disposal. Make sure that any contracts awarded to other companies for carrying out work on the site include provisions for waste minimisation. **Appendix 7** contains extracts from a demolition contract tender that Brighton & Hove City Council officers produced for the development of a sustainable business centre , in east Brighton. The development will comprise 20,900 square feet (1,942 square metres) of new light industrial space and provide opportunity for up to 90 jobs and 30 businesses. The tender and procurement process has been cited by the Building Research Establishment (BRE) as an exemplar of best practice.

11 CASE STUDIES

11.1 The Building Research Establishment (BRE) has documented a number of national case studies relating to on site waste minimisation and management. It is intended to provide further case studies and other examples of good practice locally.

[16] CIRIA (1999) Waste Minimisation and Recycling in Construction – Board Room Handbook SP135

12 Materials Recycling – Opportunities during Deconstruction and Construction

12.1 Much information has been produced relating to construction and demolition waste materials reuse and recycling. The aim of this guidance is not to replicate the information but to provide a brief overview and indicate where further detail can be found.

12.2 CIRIA (www.ciria.org.uk) has produced a '**Reclaimed and Recycled Construction Materials Handbook**'[17], which sets out practical advice for dealing with specific materials. The following section presents brief extracts from this guidance.

12.3 More recent guidance from CIRIA[18] addresses the opportunities (primarily at the design stage of a project) to maximise the reuse of components and recycling of materials when a building is wholly or partially deconstructed or demolished. The guidance is aimed at designers, specifiers and their clients and considers various design approaches to facilitate deconstruction and how best to consider the lifecycle of building elements, components and equipment.

12.4 Architectural Components

CIRIA recommend that architectural components should only be used for reclamation purposes (either used on site or sold to a reclamation dealer). **Section III** of this document provides details of web based waste resource sharing schemes where it is possible to identify supply sources. **Appendix 5** provides a list of recycled building materials and architectural salvage companies.

Bricks and Blocks

- Bricks can be reclaimed and reused in new brickwork
- Bricks and blocks can be crushed and used as a construction material
- Bricks and blocks can contain recycled material such as wastes in their manufacture

Demolition Rubble

- Includes old concrete (foundations, slabs, columns, floors etc), bricks, masonry, wood and a number of materials such as dry wall, glass, insulation, roofing, wire, pipe, rock and soil. As noted earlier in the SPD introduction, this waste makes up a high proportion of the C&D waste stream and should be diverted from landfill whenever possible.
- To produce quality recycled aggregate from demolition waste it is essential to separate the different materials from the debris to avoid contamination.
- Jaw crushers are generally used to reduce concrete and masonry to aggregate size.

[17] CIRIA (1999) The Reclaimed And Recycled Construction Materials Handbook
[18] CIRIA (2004) Principles Of Design For Deconstruction To Facilitate Reuse And Recycling

- Crushing for transport-type demolition is classed as Part B industrial process (under the Environmental Protection Act 1990 Prescribed Processes and Substances Regulations.[19] For a fixed site, planning permission is required for a 'Waste Transfer Station' and a Certificate of Technical Competence must be held by the person responsible for the site.

- Once the rubble has been processed (crushed, sieved and decontaminated) it may be suitable for the following applications: general bulk fill projects, base or fill in drainage, material for road construction or new concrete manufacture, depending on the resultant specification.

Non-ferrous Metals

Aluminium, copper, zinc and lead are all valuable recyclable materials used in construction. The following components may be reclaimed or recycled for each metal:

- *Aluminium:* structural columns and beams, coverings, fascias, cladding, roofing, siding, guttering, windows and doors (including frames);
- *Copper:* roof coverings, piping, cladding, ironmongery, and especially building services (such as air conditioning systems, heating and electrical equipment);
- *Lead:* flashing, counterweights, roofing, pipes and cable sheathing;
- *Zinc:* Galvanised steel strip, roofing, cladding, ducting, internal services (air conditioning etc).

Road pavement materials

- Existing road building materials may be recycled, predominantly as a maintenance technique, using a series of specifically developed in-situ and off-site recycling techniques.

Roofing Tiles

- Roofing materials can be made from a wide range of materials including concrete, clay and slate.
- Old tiles (present in demolition rubble) can be recycled via crushing and reused during construction.
- Old tiles can be reclaimed and utilised in new construction and maintenance projects (such as conservation work).
- Roofing tiles are now produced incorporating recycled plastic and slate waste.

Topsoil

- can be reclaimed and reused in construction for landscaping[20]

[19] Authorisations for the operation of crushing plant are granted by Local Authority Environmental Health Officers.

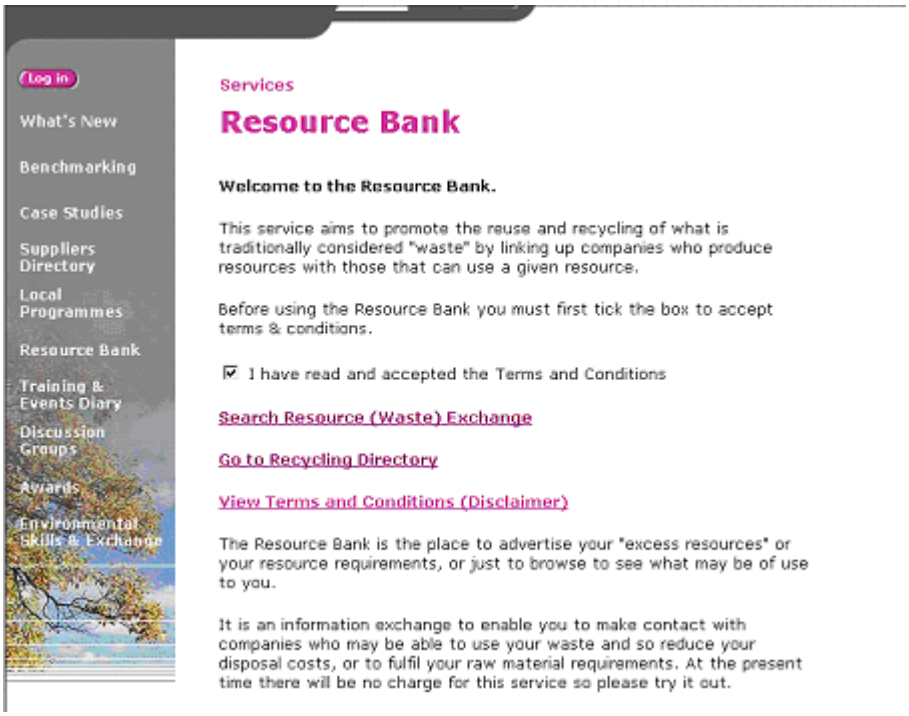
[20] Topsoil can be sourced from most areas of undisturbed land, but check with the local planning authority before commencing any works, as planning permission may be required for its removal.

- can be used as a medium for compost

13 Waste Resource Sharing Schemes

13.1 Several schemes exist which provide a means for exchanging information on various waste resources for contractors and developers. The aim of these schemes is to create a match between suppliers and end users of waste products. Developers looking for fill and other materials can access the website database to see if any of the materials match their requirements.

13.2 The link below provides an example of such a resource bank run by engeneration - a website designed to be a one stop shop providing small to medium sized businesses with environmental information in the south east. **http://www.egeneration.co.uk/eastsussex/services/rb/index.asp**



13.3 SalvoMIE is a national materials information exchange for the construction and landscaping sectors. The exchange scheme can be accessed at **http://www.salvomie.co.uk/.**

SECTION III – THE PLANNING APPLICATION

14 The Planning Application

14.1 The achievement of sustainable development is a major objective of the planning system. The reduction, reuse and recycling of construction and demolition waste arisings therefore is essential towards achieving sustainable development.

15 What supporting information will be required?

15.1 It is intended that all new County Council and County Matter applications and all new build developments in Brighton & Hove over **5 units (housing) or 500sq m** new floorspace development area (for offices/industrial/business/retail) should submit a **Site Waste Management Plan** (SWMP) to the relevant planning authority (see below) in conjunction with the planning application.

15.2 Smaller developments should have due regard to the principles contained within this SPD and produce as best practice a **Waste Minimisation Statement** as supporting information to a planning application which should demonstrate how the elements of sustainable waste management have been incorporated into the scheme.

16 How will schemes be assessed?

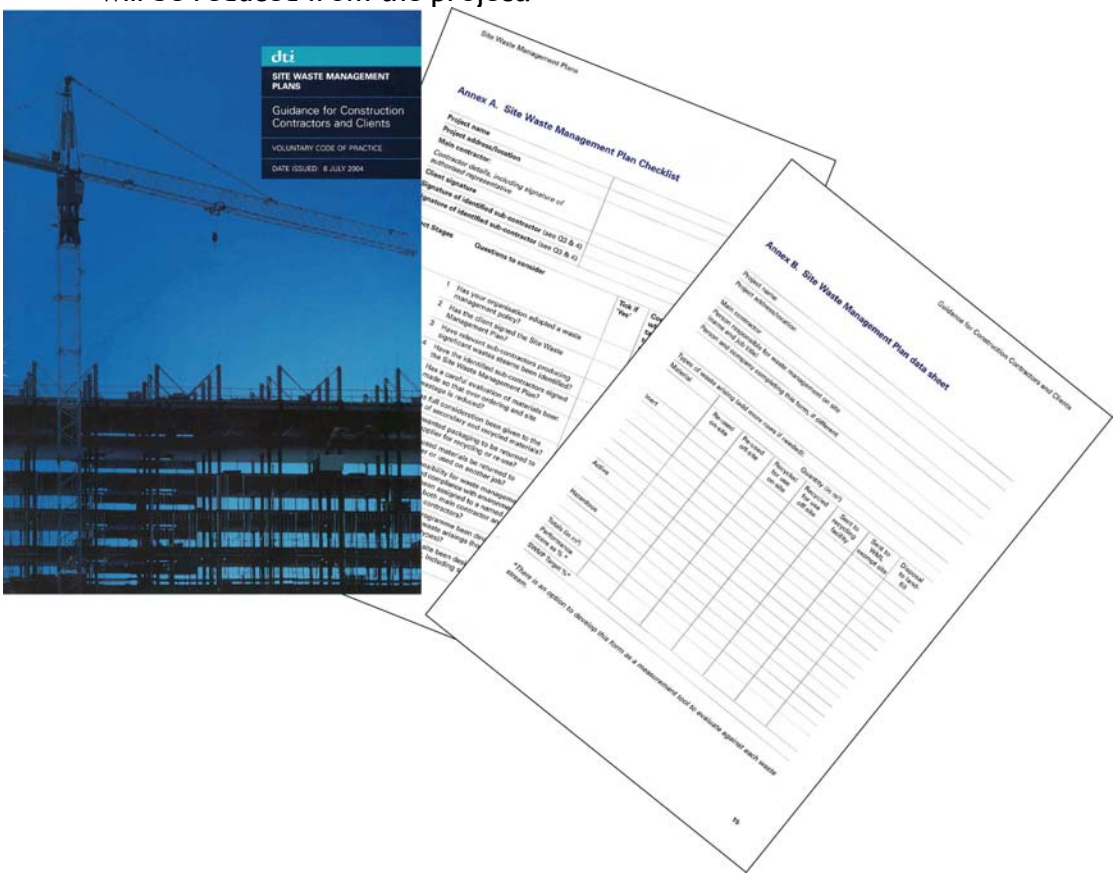
16.1 In assessing development proposals the criteria set out in Section II of this SPD will be used to determine the degree to which a scheme takes into account sustainable waste management practices.

16.2 The results of this assessment may then be reported back to the appropriate Planning Committee. It is important to note that the SWMP is only an indicative assessment of sustainable waste management as a tool for applicants to meet the requirements of Structure Plan Policy W10, Waste Local Plan Policy WLP11, and the Brighton & Hove Local Plan Policy SU13. It should be noted however that all proposals submitting a SWMP will be subject to an independent assessment by the relevant local planning authority. By applying the criteria in Section II (Practice Guidance) officers and developers will be able to identify those areas where sustainable waste management has been incorporated into the scheme. Applications will be made invalid if a SWMP is not submitted at the planning application stage.

17 Site Waste Management Plans (SWMPs)

17.1 In July 2004 the DTi published a voluntary code of practice for construction contractors and clients outlining how to formulate Site Waste Management Plans (SWMPs).

17.2 The aim of the SWMP is to show how the amount of potential waste arisings will be reduced from the project.



Click here to download a copy of the DTI code of practice:
http://www.dti.gov.uk/construction/sustain/site_waste_management.pdf
Click here to download the SWMP checklist:
http://www.dti.gov.uk/construction/sustain/SWMPchecklist.doc
Click here to download the SWMP data sheet
:http://www.dti.gov.uk/construction/sustain/SWMPdatasheet.doc
The checklist and data sheets are in word format.

18 Waste Minimisation Statement

18.1 Table 1 below outlines a series of waste issues and options that should be used help inform the production of a waste minimisation statement for smaller sized developments not meeting the thresholds specified in paragraph 15.1 above.

Table 1: Waste Issues and Options to Include in a Waste Minimisation Statement	
Waste Issue	
Existing tarmac path	**Options** 1) Use in situ; or 2) Dig up and re-use material on site; or 3) Dig up and dispose of material to recycling contractor; or 4) Dig up and dispose of to landfill site.
Excavation of footings	**Options** 1) Re-use soil on site; or 2) Dispose of soil to recycling contractor; or 3) Dispose of soil to landfill site.
Building materials	**Options** (1) Use second-hand materials; or (2) Use recycled materials (including recycled aggregates); or (3) Use renewable materials; or (4) Use local raw or new materials; or (5) Use non-local raw or new materials.
Landscaping Materials	**Options** (1) Use bark mulch for planting areas and peat free planting composts from local recycling centres (2) Use non-local recycled mulch

18.2 The following bullet points indicate what else could be included in the waste minimisation report. It is not intended to be an exhaustive list.

- have you considered the option of adapting and rehabilitating existing buildings as opposed to new build?
- have you analysed the potential for on-site re-use and recycling of demolition and construction waste?
- have you sought to minimise the amount of waste generated during construction and decommissioning of the development?

- have you sought to minimise the quantities of new materials being used? For example, reducing the amount of waste generated by minimising the requirement for over-ordering through good site management (tidiness and security)

- have you considered reusing materials from the demolition of existing buildings on the site? Buildings can be designed to be adaptable so that fixtures and fittings can be re-used when a change of use occurs or when tenants change.

- have you considered using recycled materials?

- have you selected demolition waste for foundations, access roads and paths?

- have you made provision for storing and recycling waste materials?

- have you provided easy access to waste storage areas?

- how have you sought to minimise construction waste?

- have you designed to sizes that correspond to standard dimensions for sheet materials and modules of components?

- have you ensured that materials will not be transported greater distances to the site than is absolutely necessary?

- have you instructed contractors to obtain materials such as timber and stone from local sources wherever possible?

- have you instructed contractors to use local suppliers wherever practicable?

SECTION IV CONCLUSION

19. This SPD is intended to give practical advice to achieve higher standards of sustainable construction. Public comment is invited on this document by **XXX** September 2005. A final version of the SPD will then be produced in the light of those comments made by the public. The Councils will monitor progress on sustainable construction in East Sussex and Brighton & Hove and may further update the guidance given to take into account any legislative changes in the future.

Appendix 1: National and Regional Planning Guidance

Central Government Advice

National policy on waste is contained in several documents including 'Waste Strategy 2000' published in May 2000. This document proposes changes in the way we manage waste by reducing the amount produced, re-using, recycling and composting waste, and recovering energy where possible. To achieve this vision 'Waste Strategy 2000' establishes a number of targets to be met by Waste Planning Authorities. The Government has recently published for consultation an update of Waste Strategy 2000.

PPG10 – Planning and Waste Management

Planning Policy Guidance Note 10, published in 1999 sets out government policy with regards to Planning and Waste Management. The guidance states that decisions relating to waste management should be based on the following key principles:-

- Best Practicable Environmental Option (BPEO)
- Regional Self Sufficiency
- Proximity Principle
- Waste Hierarchy

PPG10 sets out the general policy context and criteria for the siting of waste management facilities. It acknowledges that the 'identification of specific sites for development is the best way that the planning system can make provision for future waste management facilities' (paragraph 33, PPG10).

Planning Policy Statement 10 – Planning for Sustainable Waste Management

The draft Planning Policy Statement 10: Planning for Sustainable Waste Management was published in December 2004 for public consultation. It is expected that PPS10 will be adopted later in 2005 and will replace PPG10.

Regional Planning Guidance

The regional planning policy framework is set by Regional Planning Guidance (RPG9) published March 2001, and covers the period up to 2016. It provides a spatial framework for other strategies and development programmes.

The RPG advocates regional self-sufficiency in terms of waste management. Policies state that waste planning authorities should aim to make provision for a sufficient range and number of facilities for the re-use, recovery and disposal of waste within their areas. The RPG is now characterised as Regional Spatial Strategy.

Appendix 1: National and Regional Planning Guidance

Regional Waste Management Strategy (RWMS)

The Regional Waste Management Strategy has been prepared as an alteration to the RPG. The draft Strategy sets out a regional planning framework covering the period to 2016 and beyond.

The Strategy sets out 20 policies for the Region, with the overall objective being to promote more sustainable resource management through reducing waste generation, and increasing the proportion of all waste that is recycled, composted and recovered and minimising the proportion that is landfilled.

Policy W2 states:

Development plans should require development design and construction which minimises waste production and associated impacts through the re-use of construction and demolition materials, and promote layouts and design that provides adequate space to facilitate storage, re-use, recycling and composting. In particular, development in the region's strategic growth areas should demonstrate and employ best practice in design and construction for waste minimisation and recycling.

The RWMS is now progressing as an alteration to Regional Spatial Strategy and modifications to the Strategy will shortly be published by Government. The Panel Report on the Public Examination of the RWMA suggests a revision of this policy.

The South East Plan

The South East England Regional Assembly is currently preparing a full replacement of the Regional Planning Guidance. Currently the draft policies in the RWMS are being utilised as part of the South East Plan.

The work in the South East Plan is based on the Integrated Regional Framework. Other relevant strategies include:

- Regional Planning Guidance 9
- Regional Transport Strategy
- Strategy for Energy Efficiency and Renewable Energy
- Regional Spatial Strategy for Tourism
- Regional Minerals Strategy
- Regional Waste Management Strategy
- Sustainable Communities in the South East

Appendix 2: Development Plan Policies

Structure Plan

The East Sussex and Brighton & Hove Structure Plan (adopted December 1999) provides the strategic planning policy framework for development of more detailed policy and the local plans, including the Waste Local Plan and together they provide the policy guidance against which planning decisions are taken. The overall aim of the Structure Plan is to set a more environmentally sustainable context for meeting the needs of future development and change.

Policy W10 of the Structure Plan states:

"A reduction in the amount of construction industry waste arising in the plan area will be encouraged as follows:

a) through development control policies in local plans which seek to:

(i) reduce waste arising from new building projects; and
(ii) limit the need for demolition by maximising the re-use of existing buildings;

b) through the preparation of appropriate guidance on the minimisation of waste for developers and the construction industry; and

(c) by changes to the design of new development and the adoption of construction practices which minimise the use of raw materials and encourage the use of recycled waste, if possible on-site."

The Structure Plan is currently 'saved' until the South East Plan is approved.

Local Plan Policy

The following Local Plans will form part of the Development Plan when they are adopted.

Waste Local Plan (second deposit draft)

The Waste Local Plan (Second Deposit draft) has been the subject of a Public Inquiry into objections, the Inspector's recommendations were published in June 2004. The Councils published their response to the Inspector's Report in February 2005 which was made available for public consultation until 24th March 2005. The Councils hope to publish their response to this stage of consultation towards the end of 2005. Therefore any policies quoted in this document may subsequently be amended. The latest situation should be confirmed by contacting the Waste Local Plan Team at East Sussex County Council, tel no: 01273 481846.

Appendix 2: Development Plan Policies

Policy WLP11 states:

"All development proposals shall have regard to the need to minimise, re-use and recycle waste generated during the demolition and/or construction phase, and shall demonstrate that:
a) the development maximises the re-use of existing buildings and new buildings are designed and constructed so as to maximise the lifespan of the development; and

b) the development incorporates construction practices which minimise the use of raw materials and maximise the use of secondary aggregates and recycled materials where practicable; and

c) waste material generated by the proposal is minimised and re-used or recycled where appropriate on site (for example in landscaping proposals) or removed from the site to facilities which can re-use or recycle the materials; and

d) where appropriate, the development includes the provision of temporary facilities on or adjacent to the site during the demolition / construction phase to sort the waste produced in order to minimise the amount of waste that will need to be removed from the site for final treatment or disposal."

Policy WLP12 states:

"All development proposals employing, or attracting or accommodating a large number of people ***shall have regard to the extent to which the proposals*** *include as an integral part of the development:*

a) facilities for the recycling /composting of waste; and/or

b) facilities within individual or groups of properties or premises for the source separation and storage of waste for collection or on site reuse or composting."

Brighton & Hove Local Plan

The Brighton & Hove Local Plan is scheduled to be adopted in 2005.

Policy SU13 currently states that applications for development in Brighton & Hove should show regard for the minimisation of waste. This policy represents an opportunity for the Council to intervene at an early stage to seek a reduction in the amount of Construction and Demolition waste produced.

To address the Local Plan inspector's concerns about the enforcement of the policy and to acknowledge regional guidance and structure plan policies seeking to minimise waste, the policy has been recommended to be retained and reworded as set out below:

Appendix 2: Development Plan Policies

SU13 Minimisation and re-use of construction industry waste

Planning permission will be granted for developments which reduce the amount of construction waste, which are otherwise in accordance with the other policies of the development plan. Development proposals should show that regard has been given to the minimisation and reuse of construction waste by:

a. site selection and the design of the development which minimises the need for excavation;

b. maximising the re-use of buildings and promoting standards of design and construction which increase the life-span of the development;

c. utilising construction methods which minimise the use of raw materials and maximise the use of secondary aggregates, recyclable and recycled materials, where feasible on site; and,

d. incorporating waste material into the design of the development.

Where site conditions permit and no adverse impacts on amenity will be created, applicants will be expected to provide temporary on site facilities for the recovery, separation and processing of the development's construction industry waste.

As part of the planning application, the planning authority wishes to see a detailed waste management statement included, that outlines how the above points have been met. The report should show how the amount of potential waste arisings will be reduced and managed during the development project.

Planning permission will not be granted for developments which cannot demonstrate that the minimisation and reuse of construction industry waste has been sought in an effective manner.

Appendix 3: Links and References to Sustainable Construction Waste Management

Listed below are key recycling information sources

East Sussex betre (business excellence through resource efficiency)

Energy, waste & water costs are all set to rise. The East Sussex betre provides **FREE** practical advice to help local SME businesses to reduce energy, water and waste costs. This includes training, audits and a free helpline (01273 245654). During 2003-4 East Sussex betre helped local SMEs identify significant actions to help the environment and **save over £235,000 p.a.**

FREE Training
Simple Utility Management Seminar (SUMS) Courses - these practical ½ day workshops give commonsense tips on making savings via waste minimisation and energy & water efficiency. Dates for the SUMS courses will be announced soon but they book up quickly so to register your interest now please call 01273 245654 or email ltitmarsh@ecosys.org.uk.

FREE Environmental Audits
We'll review your energy, water and waste bills, carry out a short site survey and produce a report on savings opportunities. "Many thanks for what is clearly a very comprehensive report," Randall Williams, Bowles Outdoor Centre, Eridge. For information call 01273 245654.

BRE (Building Research Establishment Ltd)
http://www.bre.co.uk/who.jsp
BRE provides research-based consultancy, testing and certification services to customers' world-wide. The BRE Bookshop publishes a wide range of publications, tools and other resources relating to all aspects relating to the built environment: ranging from environmental issues right through to fire safety. BRE Bookshop publications are an invaluable source of information to construction professionals and the wider population.

Key Publications:
Waste materials and recycling pack (2005) A pack for all construction professionals concerned with waste materials and recycling which brings together a number of published titles from industry experts BRE giving guidance and advice.
Pack contents include:
Construction and demolition waste (GG57)

Appendix 3: Links and References to Sustainable Construction Waste Management

Reclamation and recycling of building materials: Industry position report (IP7/00) Recycling fibre reinforced polymers in the construction industry (IP4/04) Waste minimisation on a construction site (DG447)

Composting in the construction industry. (2005) This information paper gives the main findings of a DTI funded project to determine the suitability of bioremediation and composting techniques for diverting construction and demolition waste (CDW) from landfill. The project concentrated on materials that either could be composted or processed to form a usable product for landscaping and soil replacement, or that could be bioremediated to reduce the hazardous nature of the additives and treatments present before further processing or disposal. The paper describes the results of trials using different types of waste wood and board materials (including some treated with creosote or CCA) and the recommendations that have been drawn from them. It addresses various economic, performance and environmental benefits along with the costs and regulatory considerations. The paper also discusses composting of demolition materials on-site and barriers to achieving this. 12 pages.

Recycling fibre reinforced polymers in construction: a guide to best practicable environmental option (2004) Fibre reinforced polymers (FRPs) are increasingly being used in construction owing to their light weight, ease of installation, low maintenance, tailor-made properties, and corrosion resistance. The aim is to enable the construction industry to make informed decisions about material choices at the specification stage, consider factors to enable easier deconstruction at the design stage and assess the relative merits of the disposal options available at the end of the service life. The guide gives details of legislation which will impact on choices for material re-use, recycling or disposal, discusses research into the recyclability of FRP building materials, describes products that can be manufactured from FRP recyclate, and presents a financial assessment for disposal and recycling options. 47 pages.

Construction and demolition waste: Part 1 (2003) Part 1 of this Good Building Guide puts construction and demolition waste into context and briefly outlines the options for better management. 4 pages.

Construction and demolition waste: Part 2 (2003) Part 2 of this Good Building Guide gives advice on how to deal with waste during the demolition and construction processes. Planning ahead is essential to maximising reuse and reclamation of structural and non-structural components.
Briefly describes:
1) The various materials that can be recovered from buildings being demolished.
2) Methods of dealing with waste material during the construction process.

Deconstruction and reuse of construction materials (2001) This report gives an overview of the waste arisings in the construction and demolition (C&D) industries and the legislative, strategic, fiscal and policy issues relating to

deconstruction. It also explores how the deconstruction process can work effectively within the C&D and recycling industries. 32 pages.

Best practice of timber waste management (2003) This paper presents the practical issues that affect timber waste in UK construction. It describes timber sources, composition, use and waste, and markets for recycling and disposal together with the plant and machinery necessary to exploit this resource. It proposes a timber waste classification. The various types of equipment for processing waste timber are listed; legislation covering the disposal of waste timber is briefly mentioned.
This material is then drawn together to provide the best practicable environmental option for timber waste; a model is tested to provide two examples of what could be achieved. The paper concludes with some suggestions of best practice for timber waste management and how these can be addressed by industry. 12 pages.

Plastics recycling in the construction industry (1997) This paper discusses the options available to the construction industry for recycling waste plastics materials. It summarises standard terminology, and gives examples of recycling initiatives already in place. 6 pages.

Demonstration of re-use and recycling of materials: BRE energy efficient office of the future (1997) This paper details a project to identify and study the practicalities of re-use and recycling, regarding commercial, operational and contractual issues. It provides valuable information for those concerned with demolition and waste management. 6 pages.

Construction Best Practice Clubs

CBPP has set up a national network of Construction Best Practice Clubs that meet on a regular basis to improve best practice in construction at a local level.
Brighton: John Maclean 01293 545058
email: John.Maclean@Decra.co.uk

CIRIA
sharing knowledge
building best practice

CIRIA

A company owned by other companies, universities, government departments and other public sector agencies, organisations and regulators.

Key Publications: Waste management

Appendix 3: Links and References to Sustainable Construction Waste Management

Demonstrating waste minimisation benefits in construction (C536)
Guidance on the disposal of dredged material to land (R157)
Sustainable construction - implementing targets and indicators. Experiences from CIRIA's Pioneers' Club (C633)
Tools for measuring and forecasting waste generated on site. Scoping study (PR83)
Use of sewage sludge products in construction (C608)
Waste minimisation and recycling in construction - a review (SP122)
Waste minimisation and recycling in construction - boardroom handbook (SP135)
Waste minimisation and recycling in construction - design manual (SP134)
Waste minimisation in construction - site guide (SP133)
Waste minimisation in construction - training pack (C555)

The reclaimed and recycled construction materials handbook (C513)

CONSTRUCTING EXCELLENCE
in the built environment

http://www.constructingexcellence.org.uk

Constructing Excellence aims to achieve a step change in construction productivity by tackling the market failures in the sector and selling the business case for continuous improvement. Through focused programmes in Innovation, Best Practice Knowledge, Productivity and Engagement, Constructing Excellence has developed a strategy to deliver the process, product and cultural changes that are needed to drive major productivity improvements in the sector.

Constructing Excellence will focus upon and establish new thresholds of performance based on cross industry networking and collaboration combined with a strong regional engagement strategy. This will give the industry the capability to change its image and improve performance exponentially. Constructing Excellence is a hands-on organisation that delivers complementary services centrally and regionally across the UK.

Constructing Excellence Clubs

A Constructing Excellence Club is a forum for individuals to learn about the principles of Best Practice, while creating a culture and local support network of continuous improvement. It offers the opportunity for an informal group of forward thinking, innovative people to learn from each other share that knowledge, ultimately improve their business bottomline.

http://www.constructingexcellence.org.uk/ceclubs/default.jsp?level=0

Key Publications:

Construction - The Price of Waste (2001)

Working closely with designers, trades and their suppliers, and the site logistics team, the research team carried out detailed analysis to quantify how and why the

waste was caused, how much it cost the project, and the cost to the overall supply chain.
Key figures were project waste costs of £65/m2 building area, and a rough guide of 175m3 waste generated per £m building value. Most of the cost came from actual materials and the cost of re-ordering / reinstating them.
The study's key recommendations are :

- a shared commitment to reduce waste;
- gain the buy-in of all parties, from client to labourer ;
- stop including into tender prices an automatic additional amount for waste ;
- incentives (and penalties) should be introduced for good / bad waste generation.

http://www.constructingexcellence.org.uk/resourcecentre/publications/document.jsp?documentID=115318

http://www.ccb.ac.uk/articleview.php?ID=41

'Constructing Futures' is designed to engage with local employers and advise them of the urgent need for a local, skilled construction workforce. Constructing Futures is managed by City College Brighton and Hove and Brighton & Hove City Council and funded by the South East Development Agency (SEEDA). Over the next 10 years, the scale of planned development in Brighton and Hove is likely to exceed £2 billion pounds. The city currently doesn't have sufficient numbers of skilled workers to deliver this scale of development yet local unemployment is twice the regional average. Clearly, the construction industry needs trades people and employers to meet future demands and Constructing Futures is focused on addressing this issue. The average age of a construction worker in Sussex is now 47 and new opportunities need to be generated for young people to access apprenticeships if the local industry is to thrive.

Constructing Futures is about planning and training now to reverse the local skills shortage. It can help businesses to grow by recruiting more of the right staff and offer existing tradespeople opportunities for role diversification. It will show businesses ways in which they can support the construction industry now and in the future.

Appendix 3: Links and References to Sustainable Construction Waste Management

The East Sussex Sustainable Business Partnership

http://www.egeneration.co.uk/eastsussex/docs/general/about.asp

The East Sussex Sustainable Business Partnership is a joint initiative formed as a means of co-ordinating activity to promote sustainable development and specifically waste reduction for businesses in East Sussex. This is achieved by running training programmes, seminars, workshops and environmental reviews. Much of this work can be seen in the local programmes section of the website. If you want to know more about what's going on in East Sussex go to: http://www.egeneration.co.uk/eastsussex/docs/local_progs/local_programmes_home.asp

The work of the Partnership is aimed at Small to Medium Sized Enterprises (SMEs),but this is not exclusive.

Members of the East Sussex Sustainable Business Partnership:

Brighton & Hove

Eastbourne Borough Council

EcoSys

Environment Agency

East Sussex County Council

Government Office for the South East

HSBP Hastings Sustainable Business Partnership

Rother District Council Bexhill, Battle, Rye and surrounding villages

Lewes District Council www.lewes.gov.uk

Wealden District Council

egeneration

egeneration is designed to be a one-stop shop providing small to medium sized businesses (SME's) with environmental information, helping them reduce costs, improve profits and adhere to new legislation.
http://www.egeneration.co.uk/eastsussex/index.asp

Appendix 3: Links and References to Sustainable Construction Waste Management

The Environment Agency www.environment-agency.gov.uk

Responsible for licensing carriers of waste, licensing and inspecting waste management facilities and dealing with flytippers (including reporting incidents witnessed of flytipping).

Key Publications

Guidance for waste destined for disposal in landfills (2005)

Interpretation of the waste acceptance requirements of the Landfill (England and Wales) Regulations 2002 (as amended. This guidance explains the practical implications of the Landfill Directive on the types of waste that you can send to landfill. Most wastes must be pretreated and meet the waste acceptance criteria for that class of landfill.

http://publications.environment-agency.gov.uk/epages/eapublications.storefront/4288bedd004cd6ce273fc0a8029606d9/Product/View/GEHO0305BIVC&2DE&2DE

Action guide - what to do with your contaminated soils? (2005)

An introductory guide to managing contaminated soils and meeting the requirements of waste regulation.

http://publications.environment-agency.gov.uk/epages/eapublications.storefront/4288bedd004cd6ce273fc0a8029606d9/Product/View/GEHO0405BIXK&2DE&2DE

Hazardous Waste - Interpretation of the definition and classification of hazardous waste (2003)

This technical guidance document has been developed to provide guidance on the assessment and classification of hazardous wastes. It is intended to provide guidance to all involved in the production, management and control of hazardous waste.

http://publications.environment-agency.gov.uk/epages/eapublications.storefront/4288bedd004cd6ce273fc0a8029606d9/Product/View/GEHO0603BIRB&2DE&2DE

Construction and Demolition Waste - Your Legal Duty of Care (2003)

http://publications.environment-agency.gov.uk/epages/eapublications.storefront/4288bedd004cd6ce273fc0a8029606d9/Product/View/PMHO0303BGYO&2DE&2DM

Appendix 3: Links and References to Sustainable Construction Waste Management

The National Green Specification
http://www.greenspec.co.uk/

The NGS is an independent organisation. It is partnered with the Building Research Establishment (BRE) to produce an Internet-based resource for all building designers, constructors and manufacturers involved with 'Sustainable Construction'. It provides:

• Downloadable NBS compatible specification preliminaries, work sections and clauses
• Searchable information about sustainable building products
• An encyclopaedia of 'green' design related features

Along with specifications and product information, the NGS is building a resource of information to support both designers involving themselves in 'green' construction for the first time and those who are more experienced:
• Design guidance written by experts in their field
• An image bank of 'green' buildings
• A checklist for designers and specifiers
• A directory of consultants, contractors, suppliers and craftsmen specialising in sustainable construction
• Downloadable documents
• A bibliography of books, articles, regulations, standards, and other related publications

Appendix 3: Links and References to Sustainable Construction Waste Management

- A diary of events
- A CPD programme for in-house seminars
- Links to other websites

LetsRecycle.com http://www.letsrecycle.com/
Wood

There are no cross industry standard specifications for wood recycling. Timber recyclers generally will accept nearly all soft and hardwood materials including pallets. Plywood is also accepted.

Restrictions are imposed with regard to contaminants. Metals are divided into two categories: ferrous and non-ferrous. Ferrous contamination such as nails and screws is usually acceptable — these can be readily removed by magnetic extraction.

Smart Waste System http://www.smartwaste.co.uk/
The SMARTWaste™ System

BRE have developed the SMARTWaste (Site Methodology to Audit, Reduce and Target Waste) system for a step-by-step evaluation of waste and its generation. The system has four core tools which are **SMARTStart™** (simple overview), **SMARTAudit** (detailed audit), **SMARTStartLG** (Local Government performance) and **BREMAP™** (resource exchange). The SMARTWaste system can be applied to any waste generating activity, and has already been adapted and used for the construction, demolition, refurbishment, manufacturing and pharmaceutical industries. SMARTWaste is a web-based selection of integrated tools.

The Wastebook www.recycle.mcmail.com
Recycling and waste management guide. A free guide to recycling and sustainable waste management for businesses and organisations in London and South East England

Wood Recycling Project (Brighton & Hove)
The project is a not-for-profit environmental group and is completely financially self-supporting.

www.Woodrecycling.org.uk

WRAP (the Waste & Resources Action Programme) is a not-for-profit company supported by funding from DEFRA, the DTI and the devolved administrations of Scotland, Wales and Northern Ireland. It is working to promote sustainable waste management by creating stable and efficient markets for recycled materials and products.
http://www.wrap.org.uk

Appendix 4: Construction Waste Management Operators in East Sussex and Brighton & Hove

Operator	Site Address	Details
Ajeer	Sugarloaf Yard Brightling Road Woods Corner Heathfield East Sussex, TN21 9LL 01424 838555 http://www.ajeer.co.uk/	Buy and sell second hand building materials
All Palletts Ltd	New Road Newhaven East Sussex, BN9 0HE 01273 611509 http://www.allpallets.co.uk/	Pallet Recycling
Biffa Waste Services Ltd	Pebsham Landfill Site Freshfields Bexhill Road (A259) St Leonards-On-Sea East Sussex, TN38 8AY 01424 430788 www.biffa.co.uk	Soil Soil/Rubble Hardcore General Rubbish Green Waste
Brighton & Hove Wood Recycling Project	Municpal Market Circus Street Brighton BN2 9QF Tel: (01273) 570 500 Fax: 570 600 Email: info@woodrecycling.org.uk Website : www.woodrecycling.org.uk	Wood
CD Jordan & Son Ltd	Southerham Wharf North Quay Newhaven East Sussex, BN9 0AB 01273 515131 http://www.cdjordan.co.uk/	Scrap Metal
FL Gamble & Sons Ltd	North Quay Road Newhaven East Sussex Ian Sweatman 01273 612367 ians@gamblegroup.co.uk	Cat A (inc turf): Category B
Furniture Now	Unit 1 Phoenix Works North Street Lewes East Sussex 01273 479528 http://www.furniturenow.org/	Reusing furniture
Kingston Transport (Sussex) Ltd	Canto 2 Phoenix Place	Small amounts of builders rubble, soil,

Appendix 4: Construction Waste Management Operators in East Sussex and Brighton & Hove

Operator	Site Address	Details
	Lewes East Sussex 01273 474203	timber, plaster board
Magpie Recylcing Coop	Magpie Furniture Department/shabitat™ Saunders Park Depot Saunders Park Brighton East Sussex , BN2 4AY 01273 677577 http://www.magpie.coop	Reuses furniture
MDJ Light Brothers Ltd "Waste Recycling"	Greystone Quarry Southerham (Off A27) Lewes East Sussex, BN8 6JN 01273 467862 http://www.wasterec.co.uk/index2.htm	Builders waste, soil, hardcore, green waste. NOT asbestos on site or liquids. Skip Hire: General: Asbestos (up to 2t)
P.J. Miniskips	Cophall Wood Transfer Station Hailsham Road (A22 – one mile north of Polegate) Polegate East Sussex, BN26 6RE 01323 48888	Site: All waste (except asbestos, batteries, food) Skip 5 day hire:- soil and hardcore: Mixed:
S.I.T.A Waste Care Ltd	Waste Transfer Station Pottsmarsh Industrial Estate Eastbourne Road Westham Nr Eastbourne East Sussex, BN24 5NA 01323 763875 http://www.sita.co.uk	All builders rubbish: Inert Waste
SKIP-IT Containers	Gate 5 Basin Road South Portslade Brighton East Sussex, BN41 1WF 01903 214022	
Kingspan Waste Recycling Ltd.	The Old Bus Depot Moulsecoomb Way Brighton East Sussex, BN2 4PB 01273 608711 http://www.taurus-waste.com	All types of rubbish except: fridges, gas bottles, batteries and asbestos
TJ Composting Services Ltd	TJ Composting Services Ltd **Offices**: 4 Park Crescent,	Green Waste

Appendix 4: Construction Waste Management Operators in East Sussex and Brighton & Hove

Operator	Site Address	Details
	Brighton East Sussex, BN2 3HA 01273 690003 Beddingham Compost Company Ltd **Site:** Beddingham Landfill Old Rodmell Cement Works (A26 Newhaven Road) Beddingham Near Lewes	
Viridor Waste Management	Beddingham Landfill Old Rodmell Cement Works (A26 Newhaven Road) Beddingham near Lewes East Sussex, BN8 6JX 01273 858375 http://www.viridor-waste.co.uk/	All types of rubbish: Bounded asbestos

The above list is produced without accepting any liability on the part of the council or its officers and no recommendation of any firm by the council is to be implied for any firm included on the list nor any criticisms intended for any firms omitted. The list is prepared as a guide.
Please note that under the duty of care you must ensure that waste is only handled or dealt with by individuals or businesses that are authorised to deal with it.

If you have any queries please contact the Environment Agency, Southern Region Area Office, Saxon House, Worthing, West Sussex, BN11 1DH 01273 215835.

Appendix 5: List of Recycled Building Materials and Architectural Salvage Companies

ARCHITECTURAL SALVAGE

ARCHITECTURAL SALVAGE is a nationwide service, operated by the architectural press. Should you be searching for a particular item contact:

Hutton and Rostron
Netley House
Gomshall
Guildford
Surrey GU5 9QA
Tel: (01483) 203 221 A charge may be made for this service.

RECLAIMED BUILDING MATERIALS

Gebbet and Son
Second hand tiles and slates, chimney pots and finials.
60 Franklin Road
Portslade
East Sussex BN4 1AF
Tel: (01273) 418 736

Fateh & Son
All types of new and second hand roofing materials plus large selection of rockery stone, slates and bricks.
Plot 0, Posier Farm
Commercial Centre
Coolham Road (A272 Road)
Billingshurst
Kent RH14 9DE
Tel: (01403) 785 482 & 782 384

Caudwell, WC & RA, Roof Tiles
Buy and sell tiles, Kent peg tiles, hand made tiles, slates etc.
Yew Tree Cottage
Heath Road
East Farleigh
Kent

Tel: (01622) 746 554 (day)
(01622) 745 516 (evening)

Oakcentre
Oak beams and joinery.

Junction Road
Burgess Hill
Sussex RH15 OJW
Tel: (01444) 244 799

M.E Wood
Second hand clay tiles and natural slate.

Little Mollards Farm
Mollards Lane
South Ockenden
Essex

Tel: (01268) 698 927

Ken Fowler Demolition (Brighton)
Reclaimed timbers, bricks, tiles etc.

11 Maple Close
Brighton Yard
Basin Road South
Portslade
West Sussex
Tel: (01273) 303 181

Appendix 5: List of Recycled Building Materials and Architectural Salvage Companies

Heritage Reclaimed Brick Company

121 Manor Road
Mitcham
Surrey CR4 1JD
Tel: (0181) 679 8182 and 679 1054
Fax: (0181) 679 8182

Lazdon Builders
Suppliers of reclaimed London stocks, gault bricks, red rubber bricks, and Welsh slates.
218 Bow Common lane
Bow
London E3 4HH
Tel: (0171) 981 4632

Taylor Maxwell Ltd
Brick merchants

1c Beckets Place
Lower Teddington Road
Hampton Wick
Kingston-on-Thames
Surrey KT1 4EQ
Tel: (0181) 977 6911 Fax. 977 3977

Conservation Building Projects Ltd
Reclaimed bricks, (Tudor, Georgian, Victorian, London stocks, blue engineering), pavers, setts, slates, tiles, finials, chimney pots, timbers, boarding, architraving and architectural salvage.
Forge Works
Forge Lane
Cradley Heath
Warley
West Midlands B64 5AL
Tel: (01384) 69551& 64219

South Coast Roofing Supplies Ltd
Have small supplies of second hand roofing materials.
Denton Island
Newhaven
East Sussex
Tel: (01273) 513 722

Alpine Building Supplies
New and reclaimed building materials.

Station Approach
Coulsdon
Surrey CR3 2NR
Tel: (0181) 668 0123 & (01737) 246 781

Brickmatch Ltd
Supplies new bricks to match historic bricks in size, colour and texture.
PO Box 151
Chesterfield
Derbyshire S40 1RD

Tel: (01246) 452 447

Best Demolition
Reclaimed bricks, pavers, timbers and tiles etc.
Harcourt Lodge Buildings
Burwash Road
Heathfield
East Sussex TN21 8RA
Tel. (01435) 862 3811 & 866 170
Also:
10a Hawthorn Road Industrial Estate
Lotbridge Drove
Eastbourne
East Sussex BN23 6QA

Appendix 5: List of Recycled Building Materials and Architectural Salvage Companies

Tel: (01323) 416 572

T J Recycled Materials
22, Highwood, 61 Shortlands Road
Bromley
Kent BR2 OJJ
Tel/Fax: 0181 464 2602
Mobile: 0374 860061

Timber, Concrete, Steel, Plastic
Hardwood and softwood timber cut to size & finish to order. Also recycled Plastic posts with signs engraved and painted to order.

Wood Recycling Project
Recycled timber of a wide range of types and sizes

Municpal Market
Circus Street
Brighton BN2 9QF
Tel: (01273) 570 500 Fax: 570 600
Email: info@woodrecycling.org.uk
Website : www.woodrecycling.org.uk

Dorset Reclamation
Bricks, clay tiles, slates, flagstones, quarry tiles, paviours, old oak beams, wide oak boards, flooring & doors, period porcelain & cast irong baths & basins, marble fireplaces, garden antiques, Deliveries arranged.

Cow Drove,
Bere Regis,
Nr Wareham
Dorset, BH20 7JZ
Tel: (01929) 472 200
Fax: (01929) 472 292

Solopark PLC
Station Road
Nr Pampisford
Cambridgeshire CB2 4HB
Tel: (01223) 834 663 Fax: 834 780
Email: info@solopark.co.uk
Web http://www.solopark.co.uk
Wide range of recycled building materials and period architectural items, including bricks, pavoirs, tiles, slates, chimney pots, timber, ironmongery etc.

Motif
Distributors of **Durawood** products – recycled plastic wood substitute with a colour and texture like real wood
Oakdene Road
Redhill
Surrey RH1 6BX
Tel: (01737) 761 397

Dorton Reclamation
Bricks, paviers, natural stone paving, concrete paving, stable blocking, timber, railway sleepers, joinery - fireplaces, balustrades, doors & windows, baths & sinks, tiles & slates, sand, ballast & shingle, wood flooring
Station Goods Yard
Station Road
Burgess Hill
West Sussex RH15 9DG
Tel: (01444) 250 330

The above list has been compiled from information supplied by the firms concerned. The list is produced without accepting any liability on the part of the Councils or their officers and no recommendation of any firm by the Councils is to be implied for any firm included on the list nor any criticisms intended for any firms omitted.

Appendix 6: Key Local Authority Contacts

BRIGHTON & HOVE CITY COUNCIL www.brighton-hove.gov.uk		
Local Plan 01273 292289	**Sustainability Team** 01273 292246	-
Development Control 01273 292195 01273 292192	**Development Control**	**Pollution Control** 01273 292436
Highway Maintenance 01273 292239	**Building Control** 01273 292188	**Economic Development** 01273 291093
EAST SUSSEX COUNTY COUNCIL www.eastsussexcc.gov.uk		
Environmental Coordinator 01273 481606	**Waste Local Plan Development, Minerals & Waste** 01273 481846 01273 48 1653	**Waste Management Group** Recycling: 01273 48 482144 Waste.disposal@eastsussex.gov.uk
Development Control 01273 482650		

Appendix 7: Exemplar Demolition Tender Document

DEMOLITION

TENDER 'A'

We hereby offer and undertake to execute and complete the whole of the Works in strict accordance with the Drawings, Schedules of Work and Conditions of Contract and to the reasonable satisfaction of the Contract Administrator, for the sum of

.....

.....

(Fixed/Firm Price Basis) (£ _____)

and in the event of this tender being accepted we undertake to execute a contract to complete the Works within eight calendar weeks (including holidays) from the date on which possession of the site is agreed having taken due account of all things necessary (including extra labour costs) to complete within this time.

TENDER 'B'

Alternatively we would carry out the Works in our own preferred time of ..... calendar weeks (including holidays) for the sum of

.....

.....

(Fixed/Firm Price Basis) (£ _____)

Our provisional assessment of the value of the supplies of goods and services which relate to the Supplemental Agreement (VAT) is:

(i)	Zero rate of Tax	Value of Goods or Services £	_____
(ii)	Rate or rates other than zero	Value of Goods or Services £	_____
		Rate	_____

Signature for Contractor .....

Name of Contractor .....

Address .....

.....

Date ..... Telephone .....

Witness .....

Address .....

.....

Date .....

Brighton & Hove City Council does not bind itself to accept the lowest or any tender nor will it be responsible for any costs incurred in the preparation of the tender.

The tender shall remain open for acceptance for a period of 12 weeks from the date thereof.

Tender period site visit

The Contractor is required to visit the site during the tender period and his signature is required below as confirmation that this visit has been made. (Keys can be collected by prior arrangement with XXXXXX, Project Manager on Tel XXXX XXXXXX, e-mail

Signature of Contractor ……

Selection Criteria

The Contractor for the works will not be selected on the basis of price alone but on a combination of the following :-

- Price
- Full completion of and compliance with the tender documents
- Proposals for recycling materials
- Proposals for utilising local labour

Complete the following as necessary if amendment letters are despatched

We confirm having received the following letters of amendment during the tender period

..... Date

..... Date

..... Date

..... Date

NOTES

Should the Contractor decide to offer an Alternative Tender 'B' he must also offer Tender 'A' for completion within the stated period of 8 weeks. An Alternative Tender 'B' on its own for completion within Contractor's own preferred period cannot be accepted.

The Contractor is required to fully complete the Appendices following

APPENDIX A

The Contractor is to state here proposed methods for recycling/disposal of materials

Structural steelwork	
Other steelwork	
Aluminium	
Asphalt	
Timber	
Glass	
Copper	
Brass	
Plastics	
Ceramic Tiling	
Suspended ceiling tiles and grids	
Carpet	
Vinyl tiling/linoleum	
Sanitary Fittings	
Blockwork and plastered blockwork	
Plasterboard	
Electrical Fittings	
Internal Fittings/Fixtures	
Other	

APPENDIX B

The Contractor is to note below its proposals for using local labour from within the East Sussex and Brighton & Hove area

A60 PRELIMINARIES/ GENERAL CONDITIONS FOR DEMOLITION

PROJECT PARTICULARS

110 THE PROJECT
- Name:
- Location:
- Start date:
- Length of contract: X weeks

120 EMPLOYER (CLIENT)
- Name:
- Address:

130 EMPLOYER'S REPRESENTATIVE (CONTRACT ADMINISTRATOR OR CA)
- Name:
- Address:
- Telephone:

140 PRINCIPAL CONTRACTOR
- Name: TBA.
- Address: TBA.
- Telephone: TBA.

150 PLANNING SUPERVISOR
- Name:
- Address:
- Telephone:

THE SITE AND THE WORKS

220 THE WORKS:
- Comprises: The demolition of all existing structures to ground level. Breaking up of all concrete slabs, foundation bases and retaining walls, crushing of all concrete and brickwork to meet the requirements of a DOT Type 1 granular material specification, asbestos removal and recycling of all reclaimable materials

230A TENDER DOCUMENTS
- Existing survey drawings
- Asbestos Survey
- Stautory Services Drawings and correspondence
- Schedule of Works
- Pre Tender Health and Safety Plan.
- Site Investigation Environmental Assessment Desktop Report
- Contract documents: Same as tender documents. Plus NFDC Form of Contract

250 THE SITE
- Description: Comprises existing industrial and office building together with outbuildings.

270 EXISTING MAINS/ SERVICES
- Description: See attached drawings

273A SITE INVESTIGATION
- Environmental Assessment Desk Study Report – as attached

279 ACCESS TO THE SITE

- Description: Access to the site will be from XX

282A USE OF THE SITE

- Restrictions:
  - Do not use the site for any purpose other than carrying out the Works.
  - Do not display or permit advertisements to be displayed on site without approval.

288A SURROUNDING LAND/ BUILDING USES

- Generally industrial, retail and residential

291 RISKS TO HEALTH AND SAFETY

- General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up. The Employer and the Employer's Representative do not guarantee accuracy and sufficiency of health and safety information. However, the following are or may be present:
  Asbestos. See attached Environmental report
  Contamination. See attached Site Investigations Environmental Desk Study Report
- Other risks: Ascertain if any additional information is required to ensure the safety of all persons and the Works.

294 SITE VISIT

- Before tendering: Ascertain nature of the site, access thereto and all local conditions and restrictions likely to affect execution of the Works.
- Arrangements for visit: To be made with

THE CONTRACT AND TENDERING

310 FORM OF CONTRACT

- National Federation of Demolition Contractors Ltd Form of Direct Contract 2000 Edition, with Amendments 1 and 2.

ARTICLES OF AGREEMENT to be signed by parties to the contract will be completed as follows:

Article 1
The Works:
Shown and/ or specified in Tender Documents.

Article 3
Employer's nominated authorised representative:
See clause A60/130.

Article 4
The site:
See clause A60/250.

Article 5
Date for commencement:
To be advised but proposed to be February 2004.

Article 6
Date for completion:
Eight weeks from date of commencement.

Article 7 (1)

Liquidated damages:
At the rate of £ 500.00 per week or part thereof.

Article 7 (2)
Early completion bonus:
£ N/A per day

Article 8 (1)
Insurances by the Contractor:
Clause 11 of the Conditions insurance, in respect of personal injury and property damage, to be not less than £5,000,000.
Clause 12 of the Conditions insurance, in respect of damage to surrounding property, to be not less than £ 5,000,000.

Article 8 (2)
Insurances by the Employer:
Clause 13 of the Conditions insurance in respect of loss and damage to works (including the original structure) and materials, to be not less than £ Not required.

THE CONDITIONS referred to in Article 1 of The Agreement will be amended as follows:

Clause 14
Trespass and Nuisance:
The following additional sentence will be inserted: 'The proviso concerning the accepted trade practices of the Demolition Industry will not be accepted as the basis for any departure from the specification'.

Clause 25
Payment:
Item (c): Employer's failure to pay by the due date
Interest shall be payable at X% above the Base Rate or rates for the time being, of……..Bank PLC.

Clause 32
Fluctuations:
Clause 32 will be deleted and the following consequential amendments made:

- In clause 25(a) the words 'and the amount of any fluctuations calculated in accordance with clause 32 of these Conditions' will be deleted.
- In clause 26, item (b) (iii) will be deleted.
- In clause 28, item (b) (ii) (e) will be deleted.

328 EXCLUSIONS

- General: Immediately inform if unable to tender for any part of the Works as defined in the tender documents.
- Relevant parts: Define, stating reasons for inability to tender.

330 ACCEPTANCE OF TENDER

- The Employer and The Employer's representatives will:
  - Offer no guarantee that the lowest or any tender will be recommended for acceptance or accepted.
  - Not be responsible for any cost incurred in preparation of any tender.
  - Provide written acceptance of a successful tender which shall constitute a binding agreement pending preparation and completion of contract documents.

335 TENDERING PROCEDURE

- General: In accordance with the principles of the Construction Industry Board 'Code of practice for the selection of main contractors'.

350 PERIOD OF VALIDITY

- Period: After the date fixed for submission or lodgement keep tenders open for consideration (unless previously withdrawn) for not less than 12 weeks.
- Date for commencement: See clause A60/310.

360 PRICING OF SPECIFICATION

- Alterations: Do not qualify any document without written consent. Tenders containing unauthorised qualifications may be rejected.
- Unpriced items: Costs relating to items in the specification which are not priced will be deemed to have been included elsewhere in the tender.

365 CREDITS FOR MATERIALS ARISING

- General: Itemise all components and materials which are to become the Contractor's property giving, for each one, the value of the credit included in tender.
- Applications for payment: Allow the value of components and materials under Contract Clause 25.

370 DAYWORK CHARGES

- Pricing: Submit a copy of Preliminaries clause A60/950, priced and extended, with the tender.

380A TENDER STAGE METHOD STATEMENTS

- Method statements: Prepare, describing how and when the Contractor proposes and undertakes to carry out the works.

390 HEALTH AND SAFETY INFORMATION

- Statement: Submit with tender describing organisation and resources which the Contractor proposes and undertakes to provide to safeguard health and safety of operatives,
  including those of subcontractors and others who may be affected by the works, including:
  - A copy of the Contractors health and safety policy document, including risk assessment procedures.
  - Accident and illness records for past five years.
  - Records of previous Health and Safety Executive enforcement action.
  - Records of training and training policy.
  - Number and type of staff responsible for health and safety on this project with details of their qualifications and duties.

MANAGEMENT OF THE WORKS

410 IN WRITING

- When required to notify, inform, instruct, agree, confirm, obtain information, obtain approval or obtain instructions do so in writing.

420 APPROVAL (and words derived there from)

- Approval in writing by the CA unless specified otherwise.

425 CONSIDERATE CONSTRUCTORS SCHEME

- Registration: Before starting work register the site and pay the appropriate fee:
  - Address: Considerate Constructors Scheme Office, PO Box 75, Great Amwell, Ware, SG12 9UY.
  - Tel. 01992 550050
  - Fax. 01992 550041.
  - Web. www.ccscheme.org.uk
  - E mail. enquiries@ccscheme.org.uk

- Standard: Comply with the Scheme's Code of Considerate Practice.

430 SUPERVISION

- General: Accept responsibility for co-ordination, supervision and administration of the Works, including all subcontracts. In addition to the constant management of the Works by the Contractor's person in charge, all significant types of work must be under the close control of competent trade supervisors.
- Co-ordination: Arrange and monitor a programme with each subcontractor, supplier, statutory undertaker and the Local Authority and obtain and supply information as necessary for co-ordination of the Works.
- Notices for inspection: Allow in programme for periods required by the Local Authority or statutory undertaker.

435A PROGRAMME

- General: As soon as possible and before starting work on site, prepare in an approved form a programme for the Works, which must make allowance for all:
  - Planning and mobilisation by the Contractor.
  - Subcontractor's work.
  - Work resulting from instructions issued in regard to expenditure of provisional sums.
  - Work by others concurrent with the Contract.

- Copies of programme: Submit to the CA.

440 MEETINGS

- Before commencement of work on site: Hold a meeting with the CA, Local Authority, statutory undertakers and police to agree demolition procedures.
- Progress meetings: Hold regular meetings with the CA to review progress and other matters arising from the administration of the Contract.

450 SITE INSPECTIONS

- Access to the site for the CA: Provide at all reasonable times.
- Dates and times of inspections: Agree with the CA several days in advance, to enable the CA and other affected parties to be present.

455 ESTIMATED COST OF VARIATIONS

- General: If the CA issues details of a proposed instruction with a request for an estimate of cost submit such an estimate without delay and in any case within 7 days.

460 INSURANCE CLAIMS

- Before commencement of work: Provide documentary evidence and/ or policies and receipts for the insurances required by the conditions of contract.
- Claims: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works:
  - Give notice forthwith in writing to the Employer, the CA and the Insurers.
  - Indemnify the Employer against any loss which may be caused by failure to give such notice.

470 LABOUR AND PLANT RECORD

- Requirement: Provide a record each week showing:
  - Number and description of persons employed on the Works on each day of that week, including those employed by subcontractors.
  - Number, type and capacity of all mechanical and power operated plant employed on the Works on each day of that week.
- Verification: Submit records to Contract Administrator.

471 USE OF LOCAL LABOUR

- Wherever possible the Contractor should utilise the local labour force from within the East Brighton area.
- The Contractor will be required to submit proposals for the use of local labour within his tender.

SECURITY/ SAFETY/ PROTECTION GENERALLY

500 PRE-TENDER HEALTH AND SAFETY PLAN

- Content: Integral with Preliminaries and Specification.
- Commonplace hazards: Not listed. Must be controlled by good management and site practice.
- Specific hazards: Listed elsewhere in Preliminaries and Specification, relevant to risk to health and safety of demolition operatives.

505 DEMOLITION PHASE HEALTH AND SAFETY PLAN

- Content: Developed from the Pre-tender Health and Safety Plan.
- Before commencement of work: The Employer must confirm in writing a view that the Working Phase Health and Safety Plan includes procedures and arrangements required by the CDM Regulations.
- The plan must include:
  - Detailed proposals for managing health and safety during the working phase, together with site rules and emergency procedures.
  - Method statements related to hazards identified in Preliminaries and Specification and/ or statements on how they will be addressed and other significant hazards identified by the Contractor.
- Period for submission to the CA: Not less than 2 weeks before proposed date for commencement of demolition work.

508 HSE APPROVED CODES OF PRACTICE

- Comply with the following:
  - Management of health and safety at work.
  - Managing for Health and Safety in construction.

510 SECURITY

- Protection: Adequately safeguard the site, the Works, products, materials arising, plant, and existing buildings affected by the Works from damage and theft.
- Unauthorised access: Take all reasonable precautions to prevent to the site, the Works and adjoining property.

520 PUBLIC SAFETY

- Protection: Adequately safeguard public and occupiers of adjoining property by erection of temporary fences, hoardings, fans, footpaths, warning lights, etc. before starting work.

533 EMPLOYER'S REPRESENTATIVES SITE VISITS

- Safety: Give notice in advance of all safety provisions and procedures (including those relating to materials which may be deleterious) which will require compliance of the Employer or the Employer's representatives when visiting the site.
- Protective clothing and/ or equipment: Provide for the Employer and the Employer's representatives as appropriate.

537A HEALTH AND SAFETY FILE

- Information: Provide as reasonably required by the Planning Supervisor

PROTECT AGAINST THE FOLLOWING

540 EXPLOSIVES

- Use: Not permitted.

551A NOISE

- Compliance: Generally with BS 5228.
- Silencers: Fit all compressors, percussion tools and vehicles with effective type recommended by manufacturers.
- Radios and other audio equipment: Do not use in ways or at times that may cause nuisance.

560 POLLUTION

- General: Take all reasonable precautions to prevent pollution of the site, the Works and general environment including streams and waterways.
- If pollution occurs:
  - Inform appropriate authorities and the CA without delay and
  - Provide all relevant information.

570 NUISANCE

- Prevention: Take all necessary precautions to prevent nuisance from smoke, dust, rubbish, vermin, etc.

580 FIRE

- Prevention: Take all necessary precautions to prevent personal injury, death, and damage to the Works or other property from fire.

590 FLOOD

- Hazardous build up of water: Prevent.
- Provide for temporary conveyance and disposal of rainwater from existing structures and the site during course of the Works.

600 BURNING OF MATERIALS ARISING

- On site burning: Not permitted.

610 RUBBISH

- Waste production on site: Minimise.
- Rubbish, debris and surplus material and spoil: Remove regularly and keep the site and Works clean and tidy.
- Rubbish, dirt and residues from voids and cavities: Remove before filling or closing in.
- Recyclable materials: Wherever practical, sort and dispose at a Materials Recycling Facility approved by the Waste Regulation Authority.
- Unwanted non-hazardous material and rubbish: Dispose of in a manner approved by the Waste Regulation Authority.
- Surplus hazardous materials and their containers: Remove regularly for disposal off site in a safe and competent manner as approved by the Waste Regulation Authority and in accordance with relevant regulations.
- Waste transfer documentation: Retain on site.

620 ELECTROMAGNETIC INTERFERENCE

- Excessive electromagnetic interference: Take all necessary precautions to avoid disturbance of apparatus outside the site.

PROTECT THE FOLLOWING

640 EXISTING SERVICES

- Proposed Works: Notify all service authorities and/ or adjacent owners not less than one week before commencing site operations.
- Before commencement of work: Check positions of existing services.
- Service authority's recommendations: Observe for work adjacent to existing services.

Do not interfere with their operation without consent of the service authorities or other owners.

- Damage to services: Notify the CA and appropriate service authority without delay. Make arrangements for making good to satisfaction of service authority or other owner as appropriate.
- Marker tapes and protective covers: Replace where disturbed by site operations to service authority's recommendations.

645 EXISTING TOPSOIL/ SUBSOIL

- Protection: Prevent over compaction of existing topsoil and subsoil in those areas which may be damaged by construction traffic, parking of vehicles, temporary site accommodation or storage of materials and which will require reinstatement prior to completion of the Works.
- Before commencement of work: Submit proposals for protective measures.

650 ROADS AND FOOTPATHS

- Location: Within and adjacent to the site.
- Maintenance: Keep clear of mud and debris.
- Damage: Make good to satisfaction of the Local Authority or other owner any damage consequent upon the Works. Bear costs arising.

660 RETAINED TREES/ HEDGES/ SHRUBS/ GRASSED AREAS

- General: Prevent damage. Adequately protect and preserve.
- Mature trees and shrubs: If uprooted, destroyed or damaged beyond reasonable chance of survival in their original shape, replace with similar type and age. Bear costs arising.

670 RETAINED TREES

- Protected area: Do not dump spoil or rubbish, excavate or disturb topsoil, park vehicles or plant, store materials or place temporary accommodation within an area which is the larger of:
  - branch spread of the tree.
  - an area with a radius of half the trees height, measured from trunk.
- Roots: Do not sever roots exceeding 25 mm in diameter. If unintentionally severed give notice and seek advice.
- Ground level: Do not change level of ground within an area 3 m beyond branch spread.

675 RETAINED FEATURES

- Protection: Prevent damage to existing buildings, fences, gates, walls, roads and other site features which are to remain in position during execution of the Works.

681 ADJOINING PROPERTY

- Precautions: Prevent trespass of work people. Take all reasonable precautions to prevent damage to adjoining property.
- Permission: Obtain as necessary from the owners to erect scaffolding on or otherwise use adjoining property. Pay all charges.
  - Clear away and make good on completion or when directed.
  - Bear cost of repairing damage arising from execution of the Works.

SPECIFIC LIMITATIONS ON METHOD/ SEQUENCE/ TIMING

710A METHOD/ SEQUENCE OF WORK:

- Specific limitations:
  - Working hours: 8.00am - 6.00pm Mon - Fri.
  - 8.00am - 1.00pm Sat.

FACILITIES/ TEMPORARY WORK/ SERVICES

810A GENERAL COST ITEMS

- Include for:
  - Management and staff.
  - Site accommodation.
  - Services and facilities.
  - Mechanical plant.
  - Temporary works.

820 TEMPORARY WORKS, SERVICES AND SPOIL HEAPS

- Locations: Give notice of intended siting.
- Maintenance: Alter, adapt and move as necessary. Clear away when no long required and make good.

840A ROADS AND HARDSTANDINGS

- Use: Permitted .

850A TEMPORARY FENCING

855A TEMPORARY HOARDINGS

860A TEMPORARY SCREENS

- The contractor will supply and erect 2m high Heras fencing as shown on Drawing A4/01, complete with all necessary precast concrete foundation blocks and health and safety notices. The fencing is to remain on site until eight weeks after completion of the demolition contract. When requested to do so by the CA the contractor shall remove the fencing.

865A TEMPORARY SHORING

880A LIGHTING AND POWER

- Electricity supply: Provide power for the works.

890A WATER

- Supply: Provide water for the works.

SECTION 2

SPECIFICATION CLAUSES AND SCOPE OF WORKS FOR DEMOLITION WORKS

SPECIFICATION CLAUSES

C10 DEMOLISHING STRUCTURES

To be read with Preliminaries/General Conditions.

GENERAL REQUIREMENTS

110 SURVEY: Before starting work, examine all available information and submit a method statement to the Employer's Representative covering all relevant matters listed below and in the Health and Safety Executive Guidance Note GS29/1 paragraph 32:

- The form, condition and demolition methods of the structure(s).
- The form, location and removal methods of any toxic or hazardous materials.
- The type and location of adjoining or surrounding premises which may be adversely affected by noise, vibration, dust or removal of structure.
- The identification and location of services above and below ground.

121 EXTENT OF DEMOLITION: Subject to the recycling of materials specified elsewhere strip out all fixtures, finishes and fittings etc and demolish structures down to and including lowest floor slab levels including all retaining walls, bases, yard construction and foundations.

140 BENCH MARKS: Report to the Employer's Representative any bench marks and other survey information found on structures to be demolished. Do not remove or destroy unless instructed.

150 FEATURE(S) TO BE RETAINED: The following are to be kept in place and adequately protected:

- *Boundary fences*
- *Retaining perimeter walls*

SERVICES AFFECTED BY DEMOLITION

210 SERVICES REGULATIONS: Any work carried out to or which affects new or existing services must be in accordance with the bylaws or regulations of the relevant statutory authority.

220 LOCATION OF SERVICES: Locate and mark the positions of services affected by the work. Arrange with the appropriate authorities for the location and marking of the positions of mains services.

231 DISCONNECTION OF SERVICES: Before starting demolition arrange with the appropriate authorities for the disconnection of services and removal of fittings and equipment.

240 DISCONNECTION OF DRAINS: Locate and disconnect all disused drain connections. Seal within the site to approval.

250 DRAINS IN USE: Protect drains, manholes, gullies, vent pipes and fittings still in use and ensure that they are kept free of debris at all times. Make good any damage arising from demolition work and leave clean and in working order at completion.

DEMOLITION WORK

310 WORKMANSHIP GENERALLY:

- Demolish structure(s) in accordance with BS 6187 and Health and Safety Executive Guidance Notes GS29/1, 3 and 4.
- Operatives must be appropriately skilled and experienced for the type of work and hold or be training to obtain relevant CITB Certificates of Competence.
- Site staff responsible for supervision and control of the work are to be experienced in the assessment of the risks involved and in the methods of demolition to be used.

320 GAS OR VAPOUR RISKS: Take adequate precautions to prevent fire or explosion caused by gas or vapour.

330 DUST: Reduce dust by periodically spraying demolition works with water.

340 HEALTH HAZARDS: Take adequate precautions to protect site operatives and the general public from health hazards associated with dangerous fumes and dust arising during the course of the Works.

392 ASBESTOS BASED MATERIALS: Asbestos within the building has been identified within Amstech Environmental Limited's Type II Survey of Asbestos Products.

- Removal is to be carried out by a Contractor licensed by the Health and Safety Executive and prior to any other works starting in these locations.

410 UNKNOWN HAZARDS: Inform the Employer's Representative of any unrecorded voids, tanks, chemicals, etc. discovered during demolition work. Agree with the Employer's Representative, methods for safe removal, filling, etc.

440 COMPLETION: Upon completion the Contractor is to allow for brushing down and clearing all debris and leaving the site in a tidy, secure and safe condition.

Where individual elements have been removed the integrity of the remaining structure and fabric is to be left in a secure and sound condition.

MATERIALS ARISING

510 OWNERSHIP: Components and materials arising from the demolition work are to become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.

511 The Contractor is to state below how all materials arising from the demolitions are to be disposed of. Wherever possible materials should be recycled and should not be taken to landfill. The Contractor's attention is drawn in this respect to the following waste recycling facilities: -

- Taurus Waste Recycling located at the bottom of Moulsecoomb Way – Tel: 01273 608711 (Brighton)
- Brighton & Hove Wood Recycling Project - Tel: 01273 570500 (Brighton)
- Magpie Recycling Co-op Ltd – Tel: 01273 500021 (Brighton)
- Brighton Architectural Salvage – Tel: 01273 681656 (Brighton)
- Onyx Total Waste Services – Tel: 02392 666 999 (Portsmouth)
- Peter John Brown – Tel: 01293 851282 (Horsham)
- Eastbourne Best Demolition – Tel: 01323 416572 (Eastbourne)
- Clifton Grade – Tel: 02392 665 999 (Portsmouth) - Metal Products
- Gamble Waste Ltd – Tel: 01273 612366 (Newhaven)
- Britannia Crest Recycling – Tel: 01293 820021 (Horley)
- Tarmac Recycling Ltd – Tel: 01243 773111 (Chichester)
- Metal Recycling Ltd – Tel: 01323 840287 (Hailsham)
- M D J Light Bros – Tel: 01273 486848 (Lewes)
- European Metals Recycling Ltd – Tel: 01273 452848 (Shoreham-by-Sea)

Method of recycling/disposing of materials:-

The Contractor is to state here his proposed methods for recycling/disposal of materials

Structural steelwork	
Other steelwork	
Aluminium	
Asphalt	
Timber	
Glass	
Copper	
Brass	
Plastics	
Ceramic Tiling	
Suspended ceiling tiles and grids	
Carpet	
Vinyl tiling/linoleum	
Sanitary Fittings	
Blockwork and plastered blockwork	
Plasterboard	
Electrical Fittings	
Internal Fittings/Fixtures	
Other	

SECTION 3

SCOPE OF WORKS

			£	p
	Demolition			
A	Remove all asbestos.	Item		
B	Fill all fuel tanks as necessary and remove.	Item		
C	Demolish existing building and associated external plant and structures to underside of lowest floor slab levels including breaking up all retaining walls, foundation bases, removing plant and machinery and disconnecting/capping off existing services.	Item		
D	Break up all external pavings	Item		
E	Allow for crushing all brick and concrete arising from the demolitions above to a suitable size and standard to meet a DOT Type 1 granular filling specification and stockpile on site	Item		
F	Allow for grubbing up all underground drains and filling with granular material from Item E above	Item		
G	Remove all remaining posts and structures on the site including breaking up bases	Item		
H	**Less** Value of Credits The Contractor is to itemise below the value of all items of credit :-	Item		
	CARRIED TO SUMMARY	£		

SECTION 4

PROVISIONAL SUM AND DAYWORKS

	Provisional Sums Contingencies **Dayworks** Labour before PC: Provisional Sum Add - Overheads and Profit …… % _____ Labour after PC: Provisional Sum Add - Overheads and Profit …… % _____ Plant: Provisional Sum Add - Overheads and Profit …… % _____	Item		
	CARRIED TO SUMMARY			

GENERAL SUMMARY

			£	p
1.	Section 1 - Preliminaries			
2.	Section 2 - Specification			
3.	Section 3 – Scope of Works			
4.	Section 4 – Provisional Sums and Dayworks			
5.	Other – please itemise :-			
	CARRIED TO FORM OF TENDER			

References:

Applied Environmental Research Centre Ltd (2000) *Recycling of Builders Skip Waste*.

Brighton & Hove City Council (2001) *Local Plan Second Deposit Draft.*

BRE (2003) *Construction and Demolition waste.* GBG57 Part 1 and GBG57 Part 2.

CIRIA (1999) *The Reclaimed and Recycled Construction Materials Handbook*

CIRIA (1999) *Waste Minimisation and Recycling in Construction – Board Room Handbook SP135*

CIRIA (2004) *Principles of Design for Deconstruction to Facilitate Reuse and Recycling*. London.

DTI (2004) *Sustainable Construction Brief April 2004.* http://www.dti.gov.uk/construction/sustain/fb.pdf

East Sussex County Council and Brighton & Hove City Council (2000) *East Sussex and Brighton & Hove Structure Plan 1991-2011.*

East Sussex County Council & Brighton & Hove (2002) *Waste Local Plan (Second Deposit draft)* (and subsequent proposed modifications).

Environment Agency (2001) *Construction & Demolition Waste Survey - High Quality Technical Summary PS368*

SEERA (2005) *South East Plan*. Draft for Public Consultation.

SEERA (2004) *Proposed Alterations to Regional Planning Guidance, South East – Regional Waste Management Strategy.*

OPDM (2004) *Planning Policy Statement 10: Planning for Sustainable Waste Management.*

OPDM (1999) *Planning Policy Guidance note 10: Planning for Waste Management*

ODPM (2004) *Planning Policy Statement 12: Local Development Frameworks.*

ODPM (2004) *Creating Local Development Frameworks. A Companion Guide to PPS12.*

ODPM (2004) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks. Consultation Paper.*

ODPM (2004) *Survey of Arisings and Use of Construction, Demolition and Excavation Waste as Aggregate in England in 2003.*

Symonds, ARGUS, COWI and PRC Bouwcentrum, (1999). *Construction and Demolition Waste Management Practices and their Economic Impacts: Report to DG XI European Commission.* Department of the Environment Transport and the Regions, HMSO, London.

WRAP (2004) *Establish Tonnages, and Cost Effectiveness of Collection, of Construction Site Packaging Waste*