

**PRE-DEMOLITION AUDIT AND SWMP FOR
THE STRIP OUT, ASBESTOS REMOVAL
AND DEMOLITION WORKS AT
156 WEST END LANE, WEST HAMPSTEAD
LONDON NW6 1SD**



Date of Commencement of work: 01ST February 2019

Duration of works: 12 weeks

Prepared By:	Liam Hennessy	Head of Group Operations	09 th December 2019
Reviewed By:	Les Rose	Operations Director	09 th December 2019
Issued To:	T. Iannaccone	Silver	09 th December 2019



PRE-DEMOLITION AUDIT AND SITE WASTE MANAGEMENT PLAN

Ref: IMS doc 637

Issue: 03

1. AMENDMENT RECORD

Any amendments or additional parts of revised pages will be marked *in highlight*

Issue	Date	Description of Amendments
A	09 th December 2019	Issue for comment & review prior to commencement

2. INTRODUCTION

It is the policy of this company to ensure that all wastes are removed safely and effectively managed and sent for appropriate and legal processing/disposal. In particular, all reasonable steps shall be taken to ensure that all waste is dealt with in accordance with the waste duty of care in Section 34 of the Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) Regulation 1991.

In addition, this company is committed to being at the forefront of efforts to improve recycling and sustainability targets in the construction industry and will seek, in conjunction with our Clients, opportunities to minimise waste production and in particular to minimise quantities of wastes destined for Landfill. In accordance with the SWMP Regs 2008 and the Waste (England and Wales) Regs 2011, this company commits to ensure, so far as reasonably practicable, that steps are taken to prevent the generations of waste and then that waste produced during construction is re-used, recycled or recovered.

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3. DESCRIPTION OF THE PROJECT

The works are to be undertaken within 156 West End Lane, West Hampstead, London. The site is a former Travis Perkins Builders merchants based in the London Borough of Camden.

The works comprise the asbestos removal, soft strip and demolition to both phase 1 and 2 of the overall redevelopment scheme. This audit is designed to outline the estimates of the arisings from the processes described.

4. SCOPE OF WORK

The works under this contract will comprise but not limited to:

Phase 1 & 2

- Service disconnections (to be arranged by the Client)
- Erection of hoardings to secure the site
- Erection of plywood screen / weather protection to the retained single storey link structure
- Removal of any identified asbestos containing materials prior to demolition works
- Identification / demarcation of the railway boundary
- Erection of temporary works as necessary
- Soft-strip all structures
- Demolition of structures down to ground slab level
- Removal of ground slabs and hardstandings as required
- Removal of foundations to a depth of 1.5m below existing ground levels
- Making good / temporary works to walls exposed by the demolition works
- Temporary weathering of walls exposed by demolition works
- Clearance of debris arising to licensed disposal / recycling sites
- Issue a post demolition report on completion of the works including all environmental

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PROJECT DIRECTORY

Employer/ Client	A2 Dominion
Contract Administrator	Silver DCC 80 Cannon Street, London, EC4N 6HL
Principal Contractor and Principal Designer (Demolition Phase)	Clifford Devlin Limited Clifford House, Towcester Road, Bow, London E3 3ND Contact: Liam Hennessy
Temporary Works Designer (Demolition Phase)	Lucking & Clark LLP 31 Cowcross Street, Farringdon, London EC1M 6DQ Contact: Mark Duncombe

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SITE APPOINTMENT DETAILS

(if contact details are left blank, they will be added during the project as appointments are made.)

Role	Company	Contact Name	Contact Details	
Managing Director	Clifford Devlin	Tim Clifford	Email	tpc@clifford-devlin.co.uk
			Mobile	07831 569 529
Operations Director	Clifford Devlin	Les Rose	Email	lar@clifford-devlin.co.uk
			Mobile	07836 554041
Head of Group Operations	Clifford Devlin	Liam Hennessy	Email	lh@clifford-devlin.co.uk
			Mobile	07720 680422
Head of HSQE	Clifford Devlin	Ian O'Connor	Email	ioc@clifford-devlin.co.uk
			Mobile	07880 794 381
Resource Manager	Clifford Devlin	Noel Finn	Email	npf@clifford-devlin.co.uk
			Mobile	07843 027602
QS / Commercial	Clifford Devlin	John Harding	Email	jh@clifford-devlin.co.uk
			Mobile	07979 855784
Demolition Manager	Clifford Devlin	Marek Szarmacher	Email	msz@clifford-devlin.co.uk
			Mobile	07715 059325
Asbestos Manager	Clifford Devlin	Mark Collins	Email	mc@clifford-devlin.co.uk
			Mobile	07894 386329
H&S Advisor	Clifford Devlin	Philip Rose	Email	pjr@clifford-devlin.co.uk
			Mobile	07843 598 232



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5. OBJECTIVES

- (a) 100% wastes to be accurately recorded off site, hauled by registered carriers and accepted at bona-fide end user point. Items sent off site as waste shall be delivered to a suitably licensed (or exempt) facility.
- (b) Recycling Target of 95% for the works.

6. RESPONSIBILITIES

Estimators shall lead the process during Tender, identifying opportunities to salvage removed materials and minimise waste generation during Demolition. They shall be assisted in these endeavours by the **Resource Manager** who will be responsible during Project lead in for further development of these opportunities and the recording of arrangements on the Waste Record Spreadsheet during project execution, the **Site and Contracts Managers** shall be responsible for implementation of the SWMP and issue of the regular Progress Report which will contain a summary of waste processing for the previous reporting period.

7. PRIOR DECISIONS

The project development discussions and planning processes contained strict requirements to maximise RRR opportunities. All materials removed from site will be RRR or go for final disposal as per the company Environmental procedures and the information contained within this document.

Significant effort has been expended in the planning process to minimise the carbon footprint for the demolition phase, identifying local disposal points and maximising re-use and recycling of the construction waste.



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8. WASTE TYPES AND QUANTITIES

Initial analysis reveals the following anticipated waste streams from the Demolition processes.

Materials for removal:

Waste Type	Forecast Estimated Quantity	Project phase	Waste Minimisation Option	Waste management route	Justification for decision
Concrete	80 tipper loads	Demolition	Segregate at source	Recycling	Concrete will be segregated and sent for crushing at a third party contractor. It is not feasible to crush concrete on site due to the proximity of the neighbours.
Bricks	15-20 tipper loads	Demolition	Segregate at source	Recycling	Bricks are not of reclaim quality and will be sent for crushing by a third party contractor as above.
Metal	7-8 tonnes	Strip out / Demolition	Segregate at source	Recycling	Metal will be segregated and sent to a specialist recycler for further processing.
Timber	6No. 40yrd skips	Strip out	Segregate at source	Recovery at transfer station	Timber will be put into the mixed waste skip and sent for recovery at a material recycling facility. There is relatively small amount of timber to be produced and limited space to accommodate a separate timber skip.
Glass	2 tonnes	Strip out/ demo	Mixed general waste	Recovery at transfer station or recycle	Glass will be will be put into the mixed waste skip and sent for recovery at a material recycling facility. A relatively small amount of this material will be produced during strip out and it will be very difficult to remove the material in a reusable state.
Plasterboard	6No. 40yrd skips	Strip out	Segregation at source	Recycling	Plasterboard will be segregated and sent to a specialist recycler for further processing.
Carpet tiles	1No. 40yrd skips	Strip out	Mixed general waste	Recovery at transfer station	Floor and carpet tiles will be put into the mixed waste skip and sent for recovery at a material recycling facility. There are very limited direct recycling options for this material.



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Waste Type	Forecast Estimated Quantity	Project phase	Waste Minimisation Option	Waste management route	Justification for decision
Mixed waste	8No. 40yrd skips	Strip out	Mixed general waste	Recovery at transfer station	Mixed waste will be sent for recovery at a materials recycling facility where materials will be segregated into individual streams and sent to specialist recyclers. A small proportion will be sent to energy recovery.
Florescent tubes	4 Coffins	Strip out	Segregate at source	Recycling	Florescent tubes will be segregated and stored in a 'coffin' prior to collection by specialist contractor.
WEEE Waste	0.1 tonne				Light fittings, sockets etc will be segregated into individual streams and sent to specialist recyclers.
Hazardous waste	0.1 tonne	Strip out	Segregate at source	Recycling	A COSHH bin will be provided on site for the segregated storage of any paint, oil, solvents that may arise during the works.
Asbestos	180m2	Strip out	Removed at source	Landfill	Asbestos Waste will be collected by Clifford Devlin Asbestos Team and disposed of at our own transfer station. It will be collected later for landfill by Westminster Waste (a licensed company).
Office Furniture	2No. 40yrd skips	Strip Out	Segregate at source	Possible re-Use	We will contact Globechain to see if they have any partners interested in re-using the office furniture.

Imported Materials will comprise:

Waste Type	Forecast Estimated Quantity (tonnes or m3)	Project phase	Waste Minimisation Option	Waste management route	Justification for decision
General builders wastes ranging from material packaging, PPE and other consumables.	0.1 tonnes	Strip out and Demolition	Mixed general waste	Recovery at transfer station	Mixed waste will be sent for recovery at a materials recycling facility where materials will be segregated into individual streams and sent to specialist recyclers. A small proportion will be sent to energy recovery.



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9. WASTE MANAGEMENT OPTIONS

Waste Management will be conducted in distinct phases, as follows, although phases will overlap between different areas of the site:

- Office furniture removal
- Asbestos removal
- Soft strip of all floors - metal, timber, plasterboard, glass, carpets, insulation, M&E.
- Internal and external demolition of all floors - hardcore and brick/blockwork, structural timber.
- Ground floor slab

Designated waste skips (Roll on/ Roll off) will be provided from the outset subject to the work load in hand. The majority of the waste created by the project will be from the Demolition and removal of the above.

Waste will be removed in its designated streams. It will be loaded into roll on roll off skips in the loading area. It will be taken directly to the transfer stations.

All waste carriers and approved suppliers have been pre-qualified having the necessary registrations and insurances to provide the services listed.



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10. PROCEDURES

Training

Induction training carried out to site shall include Environmental issues, Clifford Devlin Inductions will specifically include a reminder to all staff on the expected levels of recycling and waste control and the standard of segregation required for acceptable disposal.

Planning

Designated areas shall be established for storage of materials during sorting. Skips will be loaded with one designated stream at a time for removal off site.

Measurement

All skips on and off site shall be recorded by CDL Labour Resource Manager, measurement made of vehicle weight and copies of all transfer notes collated.

Monitoring and records

When any haulage arrangements are made, copies of the haulier's carriage registration and the tips Waste Management Licence shall be retained on site.

The Weekly Progress Report contains data for waste movements and is assembled by senior contract managers who shall review the previous week's activity during report compilation. In addition HSQE inspections will monitor condition of roads, skips and the contents whilst assessing other site hazards.

Review

On completion of the Project, a Project Close out Report shall be prepared (also containing information for the Health and Safety File, as-built /record drawings etc), recording the eventual totals of wastes and recycling performance statistics. This shall be used to reassess the cost effectiveness of techniques used (Reg 8 (4) d), the suitability of the systems employed and the general impact on both internal and external stakeholders. It will also report on any lessons learned in relation to waste management.



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The Waste (England and Wales) Regulations 2011

These regulations make some important changes to the existing framework as follows:

Regulation 12 makes it an offence NOT to follow the Waste Hierarchy, and Regulation 35 extends the requirements for information to be contained in a Waste Transfer Note WTN. These regulations are reproduced in italics for information, as follows:

Duty in relation to the waste hierarchy

12.—(1) An establishment or undertaking which imports, produces, collects, transports, recovers or disposes of waste, or which as a dealer or broker has control of waste must, on the transfer of waste, take all such measures available to it as are reasonable in the circumstances to apply the following waste hierarchy as a priority order—

- (a) prevention;*
- (b) preparing for re-use;*
- (c) recycling;*
- (d) other recovery (for example energy recovery);*
- (e) disposal.*

The transfer note

35.—(1) This regulation takes effect as if it were made in exercise of the power in section 34(5) of the Environmental Protection Act 1990.

(2) When controlled waste is transferred in accordance with section 34(1)(c) of that Act the written description of the waste (“the transfer note”) must—

- (a) identify the waste to which it relates by reference to the appropriate codes in the List of Wastes (England) Regulations 2005(1) or, as the case may be, the List of Wastes (Wales) Regulations 2005(2), give a description of the waste and state—*
 - (i) its quantity and whether it is loose or in a container,*
 - (ii) if in a container, the kind of container,*
 - (iii) the time and place of transfer, and*
 - (iv) the SIC code of the transferor;*
- (b) give the name and address of the transferor and the transferee and be signed by them;*



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(c) state whether each of the transferor and transferee are—

(i) the producer of the waste,

(ii) the importer of the waste,

(iii) the transporter of the waste,

(iv) a local authority,

(v) a holder of an environmental permit under the Environmental Permitting (England and Wales) Regulations 2010, in which case the note must include the permit number (if any),

(vi) a person carrying on an operation to which section 33(1)(a) of the Environmental Protection Act 1990 does not apply by virtue of regulation 68(2) of the Environmental Permitting (England and Wales) Regulations 2010,

(vii) a person registered as a carrier of controlled waste under the Control of Pollution (Amendment) Act 1989, in which case the note must include the registration number (if any),

(viii) a person registered as a broker of or dealer in controlled waste, in which case the note must include the registration number (if any);

(d) confirm that the transferor has discharged the duty in regulation 12.

Guidance:

Transfer Notes shall be checked particularly that the declaration of compliance with the hierarchy is present and that the SIC code is present.

Correct SIC codes for normal Clifford Devlin operations are:

Demolition: 43110

However, following the top down system for assignment of SIC codes, **the company as a whole is classified as 43110**. This code should be used on ALL WTNs and consignment notes, even if the consignment notes arise from an asbestos removal process.



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On Site Waste Record Form

Site	West End Lane				
Date/Time	Driver	Company	Waste Ticket number	Waste Type	Destination

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APPENDICES

Carriers registration Certificates and Tip Registration Details

Are to be retained here BEFORE the first load of each individual waste stream is removed from site, particularly if any new waste stream or haulier or disposal site is identified other than those listed in this document.

Site Managers should be aware of the Fixed penalty system as follows:

Fixed penalty notices

16.—(1) A person authorised to enforce these Regulations who believes that any person has contravened regulation 13(d) (production of a site waste management plan or other record to a person acting in the execution of these Regulations) may give to that person a notice offering the opportunity of discharging any liability to conviction for that offence by payment of a fixed penalty of £300.

Failure to produce any record required by the regulations, from the plan itself to tip certificate, carriers registration to the Waste transfer Note can lead to the fixed penalty notice.