Project Environmental & Sustainability Plan

CONTRACT NUMBER	20288
CONTRACT TITLE	Tariff St, Manchester
CLIENT	Axis RE

REVIEW RECORD		
Review Date:	Reviewed By:	Details:
19.06.24	Paul Brickles	First Issue

1.0 INTRODUCTION

United Living Group is committed to managing the environmental impacts associated with the Tariff Street Project and achieving consistently high standard of performance throughout the duration of the project. The Project Environmental & Sustainability Plan is required for all projects and its purpose is to:

- Ensure Conformance with the Group Environmental and Sustainability Policy (including all Standards and Procedures)
- Achieve Group Objectives and Targets (in line with the Group Sustainability Strategy and Project-Specific Targets where applicable)
- Ensure Compliance with all applicable Legislation & Statutory Controls (including Planning Conditions & Section 106 Agreements)
- Deliver the highest Standard Environmental Performance.

2.0 ACCOUNTABILITIES

The Project Director / Project Manager will ensure that the plan is prepared prior to commencement on site and will ensure that is it continually reviewed and updated where required. The Contract / Project Director will record the roles of the key project team members in the table below.

Role:	Name:	Contact number(s):
Project Director	Craig Clancey	0717 915740
Project Manager	Alan Stevenson	07917 915676
SHEQ Advisor	Graham Tiplady	07584 148042

3.0 ENVIRONMENTAL AND SUSTAINABILITY OBJECTIVES AND TARGETS

The following project-specific initiatives will be implemented in line with the group-level strategy. Please refer to the Environment & Sustainability Procedure PRO-4120 for further detail

Group targets	Project-specific initiatives
Reduce carbon emissions. (Reduce carbon emissions to net-zero by 2030)	Encourage the supply chain to use low emission plant
Reduce waste. (Reduce avoidable waste to zero by 2030)	Develop SFS design to enable lengths to arrive to site pre-cut to avoid excess waste from ordering 'stock lengths'
Eliminate single-use plastics. (Eliminate single-use plastics by 2030)	zero-plastic/biodegradable signage

4.0 ENVIRONMENTAL ASPECTS/RISK MANAGEMENT

To reduce the environmental impact of our activities the project team will identify site-specific environmental risks and record the appropriate control measures on the Project Environmental Risk Evaluation & Assessment FRM-4509 App 9.

The project team will use the risk Evaluation table to determine the severity and likelihood of the of the risk, recording each risk as either Low (L), Medium (M) or High (H).

5.0 ENVIRONMENTAL INCIDENTS AND EMERGENCY PROCEDURES

All environmental incidents and near misses will be reported in the Airsweb Events module. Where an incident cannot be managed effectively and appropriately by the site team, it must be reported to the relevant regulatory authority (listed in the table below).

The Contract Manager / Project Manager and the SHEQ Advisor will manage investigations of reported incidents.

Regulatory Authority	Country	Incident Hotline
Environment Agency (EA)	England & Wales	0800 807060
Scottish Environmental Protection Agency (SEPA)	Scotland	0800 807060
Northern Ireland Environment Agency	Northern Ireland	0800 807060

6.0 SITE WASTE REDUCTION PLAN

The Contract / Project Manager will ensure that a Site Waste Reduction Plan is prepared prior to commencement on site using FRM-4121. The main waste streams expected to be produced on this project are.

- Plasterboard (off cuts/damage)
- Timber (pallets etc)
- Packaging (plastics/cardboard)
- Mixed Metals
- Inert – Bricks/Blocks
- Insulation Materials
- Glass
- Ceramics

Commitment	Target	Implementation	Responsibility	Challenges and conflicts
Minimise Impact of new materials.	Optimise structural materials. including floor slabs, foundations, and columns	Design of structural element optimised to reduce extent of cast insitu – element of precast allowed for in stairs	Main Contractor.	The site and crane access (required for precast elements) may be challenging.
Minimise Resources	Water Usage	Reduce Water usage within development. - Reduced flush WC's - Restricted Shower flow rates	Main Contractor/ M&E Contractor	Education of tenants to usage within HUG
	Reduce Carbon Emissions	The development will implement a KERS heating system which ia low carbon heating system within each apt. Energy efficient lighting within apts and communal areas	Main Contractor/ M&E Contractor	Education of tenants to usage within HUG
Specific Materials	100% timber to be FSC Certified	The main contractor though procurement to ensure all timber is 100% FSC accredited	Main Contractor	N/A
	Procure materials with Environmental product Declarations	Contractor to source materials with relevant EPD	Main Contractor	Some systems may not have EDP and will be assessed on an individual basis
Design for Longevity	Achieve durability standards for key building elements	o ensure that circular economy principles are embedded within the construction process, the development aims to meet long term needs while being durable and resilient. JMA has completed an exercise to review durability and resilience of the development. Several measures have been incorporated including: - Ventilation strategy which avoids build-up of moisture. - Overlapping waterproof line to the new elements that connect to existing below ground structure. - Elements assessed and designed to withstand wind stress. - Roof and wall cladding finishes which have excellent corrosion resilience. - Hard-wearing and easily washable floor finishes in areas of heavy circulation. - Durable upstand finishes, skirting, kick plates, wall protection corner guards designed to protect the building externally and internally. - - Key building elements such as external walls, roof and windows will achieve durability standards such as BS7543:2015.	Main Contractor	Durable building products and measures may increase upfront carbon and capital cost.
Design for easy replacement of materials	Materials to be logged with system for ease of replacement	Recording of materials to be electronically available to building maintenance company for ease of replacement	Main Contractor	As above
	Specify materials which can be reused after end of life /Deconstruction	Many elements of the design can be reused or recycled at end of life. These materials include: - Reinforcement steel – can be melted and recycled. - Plasterboard – Can be directly recycled by manufacturers via take back schemes. - Concrete – crushed and recycled directly on site. - Floor finishes – carpet tiles can be refurbished and re-used, providing low-cost flooring to households and charities.	Main Contractor	N/A

Design out construction and municipal waste	Reduce Site waste	The proposed approach to management of construction waste is to follow the waste and circular economy hierarchies. The proposed development will aim to minimise the total amount of construction waste produced on-site through best practice material handling procedures. The main contractor will produce a Site Waste Management Plan, outlining procedures for the reduction of construction waste generated.	Main Contractor	Some responsibility lies with subcontractors and suppliers, who the main contractor should work closely with to reduce waste.
Manage Construction Waste	95% construction waste diverted from Landfill	Careful segregation of waste will occur where space allows on site, which enables higher quality recycled materials and encourages local reprocessing. The main contractor will maximise site segregation of construction waste to enable local reuse of waste materials and increase the quality of recyclable materials. Monthly environmental inspections will take place and KPIs will be monitored via SmartWaste. The KPIs will include waste generation, segregation, and diversion from landfill. Training staff in waste reduction techniques and proper segregation to ensure a cultural shift in attitudes towards waste.		Many contractors do not evaluate waste disposal further than the firsttier waste handler, the subsequent journey and final disposal or recycling site of waste is often unknown. Research may be required into local waste handling facilities and their onward disposal routes to understand opportunities for legal, transparent waste disposal.
Manage Municipal Waste	Meet or exceed the municipal waste recycling target of 50%, updated upon review of actual rates	Appropriately sized recycling and general waste storage areas have been provided within the design for the apartments and retail areas. They are located for ease of access, both by building occupants and waste collection. The client will work with tenants to ensure that internal waste bins are provided to encourage recycling. The management company would be responsible for the monitoring of recycling rates and promote actively high recycling rates in the building, e.g., by providing information on segregation. Commercial tenants will be served by private waste contractors.	Client	Levels of recycling may be compromised by cross contamination. The apartment and retail units will be occupied by tenants (unknown at this stage) whose behaviours cannot be controlled by the management company. Recycling will be encouraged as far as possible within the control of the client.

The project team will arrange for a Waste Management Company to handle and transport the waste from site. These details will be noted in the SWMP (Site Waste Management Plan), and the site will ensure it has copies of the appropriate licences and permits before any waste is moved from site.

Please refer to the Environment & Sustainability Procedure PRO-4120 for further details.

6.0 MONITORING

The SHEQ Advisors will complete regular PIT inspections and will monitor the site's compliance with company procedures, legal requirements, and client's requirements. Corrective and preventive measures will be agreed as necessary, to minimise the risk of occurrence and to provide opportunities for future improvements.

The Site management will assist with any internal inspections or external audits and carry out any corrective actions as agreed. Environmental issues will also be raised at the project meetings.

7.0 Conclusion

The project team at The Joinery has a proactive approach to delivering a building which embraces the principles of the circular economy.

This Circular Economy Statement has been prepared to support the planning application to MCC and demonstrate how the proposed new development at Tariff St site will deliver the principles of circularity as set out .

The following key circular economy commitments have been made and will be monitored through the duration of the project:

- Optimise structural materials including floor slabs, foundations, and columns.
- Eliminate unnecessary internal finishes.
- Reduce water usage by 25% during building operation.
- Reduce regulated carbon emissions by 15% during operation.
- 100% timber to be FSC certified.
- Procure materials with recycled content
- Procure materials with Environmental
- Product Declarations.
- Procure materials with responsible sourcing accreditation such as BES6001, CARES, FSC, ISO14001.
- Source materials in accordance with the Sustainable Procurement Plan.
- Achieve durability standards for key building elements (such as BS 7543:2015).
- Design for easy replacement of materials and adaptability.
- Specify materials which can be reused after end-of-life / deconstruction.
- 95% construction waste diverted from landfill
- Meet or exceed the municipal waste recycling target of 50%, updated upon review of actual rates.