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1.0

Introduction

↘ Enabling the future

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1.0 Introduction

At General Demolition Ltd., we are committed to more sustainable demolition services and 'Sustainable Development Goals (SDGs)' set out in the UN's 2030 Agenda for Sustainable Development. We recognise the importance of ending poverty and deprivation with strategies that improve health and education, reduce inequality, and spur economic growth – all while tackling climate change and working towards the preservation of our oceans and forests.

We take every effort to ensure that we are acting in the most environmentally responsible way throughout all our operations.

We recognise the importance of our role in reducing the impact we make on the environment both locally and globally. As a company, we have designed and implemented several initiatives to combat our carbon emissions, innovate our waste management processes and to always source supplies and suppliers locally wherever possible.

Our mission is to raise the standards of responsible demolition/enabling works, so that the actions we take today, build a better tomorrow.

Our values.

- **Progressive** – to strive for better.
- **Determined** – to lead by example.
- **Integrity** – to take responsibility.

Considered – to respect our people, clients, community, and environment, are visible in all that we do.

General Demolition Ltd. is guided by our ISO14001:2015 accreditation for environmental management. Which enables us to identify issues and improve our environmental performance through continual monitoring and support.

ISO14001:2015 Environmental Management System (EMS) is an integral part of our overall Integrated Management System (IMS).

General Demolition Ltd. are committed to the delivery of more sustainable demolition and enabling services and are proud that more than 98% of the waste removed from our sites are re-used within the build environment.

General Demolition Ltd. are on our sustainability journey, recognising the ongoing process of assessment, research, and strive for continual improvement.

We consider the immediate and ongoing effects that our processes might have on the environment and provide solutions to mitigate any adverse effects. We do this with the aim of securing a better, more sustainable environment for the enjoyment of future generations.

We are committed to reducing our carbon footprint. To achieve this, we have set annual reduction targets at 6% to ensure we meet a 50% reduction by the year 2030.

The ways in which we lower our carbon emissions is through utilising suppliers and facilities that are located within close proximity to the project, reducing the distance travelled by our vehicles. This enables General Demolition Ltd. to support local businesses and labour supplies through economic contribution.

We will assess the environment in which we are working in, and act responsibly for the protection of fauna and flora. We are implementing a Carbon Reduction Plan to ensure that we are in line with global commitments to achieve Net Zero carbon emissions by 2030.

We review our 'Carbon footprint' regularly and investigate alternative methods of reducing and offsetting our carbon emissions.

Through our management we:

- Manage the operation to minimise waste and avoid pollution to air and water in accordance with Environment Agency best practice guidelines.
- Set targets for reduction of waste to landfill and increase recycling.
- Establish a good neighbour policy and to implement an active communication strategy with stakeholders.
- Achieve consistently high scores under the Considerate Constructor Scheme (CCS).
- Select materials of low intrinsic environmental impact and low cost in use.
- Encourage the use of recycled aggregates in preference to virgin aggregate when these can be sourced within a sustainable distance.
- Protect, preserve, and enhance existing ecology.
- Consult with users and other stakeholders to establish the detailed brief for the buildings and their removal.
- Encourage a review of transport policy for staff, to encourage the use of alternatives to private car use.
- Recycled materials, landfill, and hazardous waste

The systematic approach General Demolition Ltd. implement during the strip-out and demolition process are key to the achievement of excellent sustainability levels throughout the lifecycle of our projects.

General Demolition Ltd. operates its own recycling facility which is situated in Walton-on-Thames. As well as through longstanding relationships with local waste re-use and recycling partners, enables us to operate at the forefront of sustainable delivery.

The pre-planned soft strip dismantling process that we implement, allows for the separation of materials into alternative waste streams at source. Removing the requirement for the re-sorting or need of further waste management at a later stage of the recycling process.

It is our key objective to provide sustainable value and to ensure that all waste materials are correctly categorised, and that General Demolition Ltd.'s carbon output is minimised.

General Demolition Ltd. aims for 100% recyclability on all its projects and takes pride in avoiding landfill, for all non-hazardous material.

Hazardous waste material is always handled in a responsible manner by licensed specialists and taken to an appropriate facility for disposal.

Through ongoing professional training and diligent management, our operatives are fully aware of and subscribe to the core values that General Demolition Ltd. upholds in its approach to sustainability and recycling.

Environmental training courses offered by the BRE Academy are encouraged across our site teams to enhance their knowledge and awareness.

Each secured project will be subject to a WST01-pre-demolition/refurbishment audit (SWMP), which is carried out at part of the pre-start activities. This will be created in-line with the BREEAM requirements provided for the redevelopment scheme.

As part of General Demolition Ltd.'s commitment to BREEAM and ISO14001:2015 Environmental Standard, a WST01-pre-demolition/refurbishment audit is undertaken prior to commencement of all projects in-order-to identify opportunities to "re-home" any items including (desks, chairs, blinds, cupboards, IT equipment, etc.) which can be re-purposed and to avoid landfill.

2.0

ISO14001:2015 Environmental Management Standard

“ISO14001:2015 defines the environment as: the surroundings in which an organisation operates, including air, water, land, natural resources, flora, fauna, humans and their interrelation”

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Certification is conditional on maintaining the required performance standards throughout the certified period of registration
The British Assessment Bureau, 30 Tower View, Kings Hill, Kent, ME19 4UY

The management system of Certificate Number **206913**

General Demolition Limited

Lyon House, 16 Lyon Road, Walton on Thames, Surrey, KT12 3PU

has been assessed and certified as meeting the requirements of

ISO 14001:2015

for the following activities

Demolition services providing soft strip, structural modification, top-down demolition, facade retention, site remediation, emergency salvage services and the management of recycling services; For clients in the commercial, residential, education, industrial, hotels and retail sectors throughout London and the Home Counties. For the purpose of SSIP this Organisation has been assessed against a Principal Contractor CDM role

Further clarifications regarding the scope of this certificate and the applicability of requirements may be obtained by consulting the certifier.



8289



Valid from
Initial Certification: 04 March 2016
Latest Issue: 21 July 2023
Expiry Date: 03 March 2025
subject to annual assessments

Authorised by



Mike Tims
Chief Executive Officer

www.british-assessment.co.uk

Certificate issued by Amtivo Group Limited, trading as British Assessment Bureau

The validity and status of this certificate can be verified by using the UKAS CertCheck website at certcheck.ukas.com

3.0

The Existing Building

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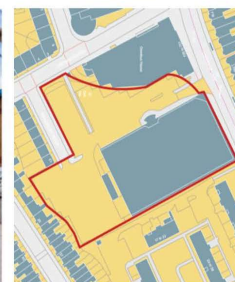
↗ www.General-Demolition.co.uk

3.0 The Existing Building

Mecca Bingo ("the site") is located in Wood Green in North London and resides within the London Borough of Haringey.

Primary access to the site can be gained from the north via Lordship Lane, as-well as from a secondary gated vehicular access from Wellesley Road to the southwest.

The Mecca Bingo site is still currently in operation as a bingo hall and offers a licenced bar / restaurant, which includes a Harry Ramsden's fish & chips, and karaoke bar.

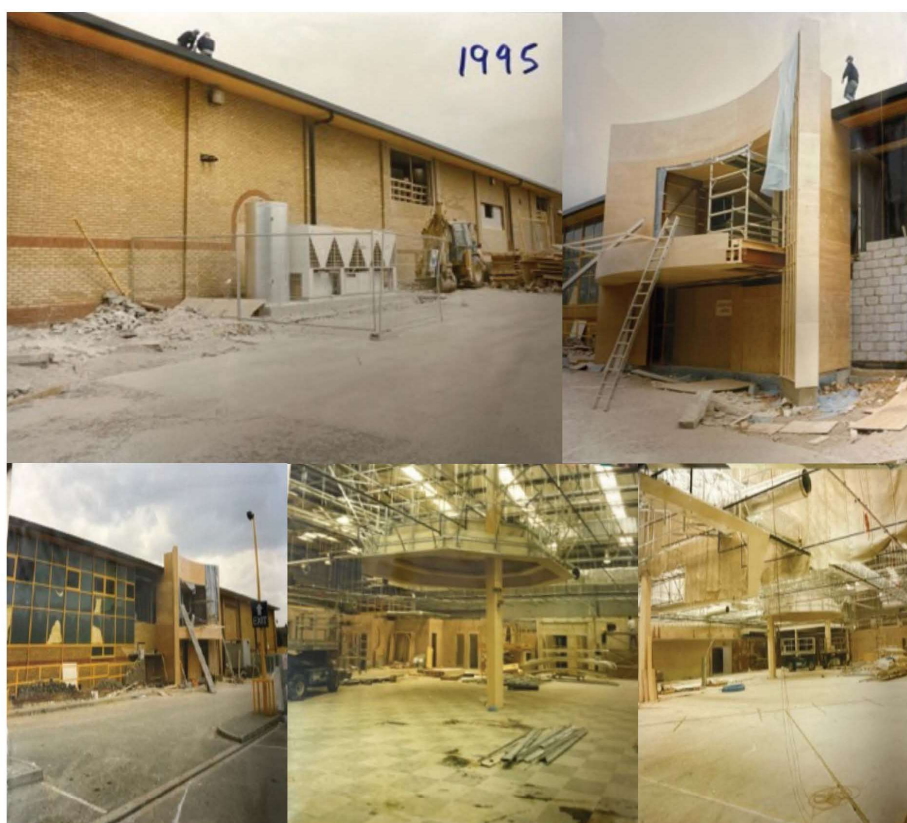




The site measures c40,000 sq. ft (c3,716sqm) and it extends to 2.16 acres (0.86 ha) approximately which includes the large carpark to the side and rear of the site.



The current site was originally constructed in the 1980s as a DIY store and was repurposed in 1995 as a Mecca Bingo Hall. The building is made of brick and steel construction.





4.0

Project Scope

4.1 The Requirement

4.2 Refurbishment Scope

4.3 Project Target

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4.1 The Requirement

It is the main aspiration of the project is to become one of the most sustainable, healthy, and socially inclusive buildings in London.

General Demolition Ltd. have been engaged to carry-out a pre-demolition / refurbishment audit at Mecca Bingo on Lordship Lane and will support the objectives surrounding the Circular Economy.

The scope of the audit are as follows:

Pre-demolition / Refurbishment audit

A pre-demolition / refurbishment audit has been performed on all the assets that are included within the scope of works.

This pre-demolition / refurbishment audit undertaken by General Demolition Ltd. is in line with the GLA Circular Economy Statement Guidance (2022), as-well-as within the Code of Practice for Pre-development audits (2017)¹.

The outcome of the pre-demolition / refurbishment audit will result in an itemised list of structures, elements, products, components, and materials contained with the building/building fabric. This extensive list contains details of weight, volume, and any (potential) contaminated waste that may be present. This list will be assessed on its re-usability and/or recyclability potential.

The outputs of the pre-demolition / refurbishment audit are expected to provide the client / client team with the following benefits:

- An understanding of the types, number of products and materials arising during the strip-out/demolition phase of work.
- Provide key parameters for products and elements, identifying opportunities for re-use.
- Provide sustainability recommendations to the design team to optimise the management of products and materials generated from the strip-out / demolition works. In-line with the waste hierarchy i.e., maximise re-use and recycling and minimise waste to landfill.
- Provide details of the embodied carbon of the materials, resulting from the strip-out/demolition (i.e., estimating their value as though displacing new products & materials).
- Provide technical advice on the re-use of products and recycling of material on site, including any further testing & evaluation recommended.
- To provide data to support with populating the Resource Management Plan and in support of the BREEAM assessment and the Greater London Authority Circular Economy Statement (such as potential reductions in embodied carbon from on-site re-use of key demolition products).
- Provide advice on targets for re-use and recycling for products and materials arising during the strip-out/demolition.

Meetings were held with the design team and other client/project team representatives to discuss opportunities for re-use (Key re-usable products & materials) either for use in the new development, or externally to the development.

4.2 Refurbishment Scope

The scope for the Enabling Works during the pre-commencement phase will include:

- Photographic / condition survey
- Pre-demolition Audit
- Licences & approvals (London Borough of Haringey)
- Considerate Constructors (CCS) registration
- Site establishment
- Survey of services (tracing & identification)
- Isolation of services
- Scaffold erection

The requirements for the scope of works during the enabling phase consists of:

- Strip-out of all existing ceiling / floor / wall finishes back to structure.
- Removal of all existing fixtures and finishes.
- Removal of many of the internal partitions.
- Removal of all existing plant and lighting equipment.
- Demolition of structure.

4.3 Project Targets (KPI's)

The results of this pre-demolition audit represent General Demolition Ltd.'s professional opinions, based upon subsequent site visit.

The project will, as a minimum, target the BREEAM exemplary level for the diversion of waste from landfill.

It is our recommendation that a target of 95% diversion of waste from landfill (by weight) can be achieved.

For strip-out/demolition, we are targeting a minimum of 95% of waste is to be diverted away from landfill (by weight).

General Demolition Ltd. also set a minimum 40% re-use target. It is believed that these figures are achievable through careful selection of waste management companies, as-well-as through stringent site controls and methods.

Comparing the following:

- Waste and recycling, mileage/traffic, and energy consumption figures.
- The recycling/re-use rates between all General Demolition Ltd.'s projects are collated to evaluate our performance.

There is always the potential for unknown/unexpected materials to be found on site which may not be able to be diverted from landfill due to changes to waste acceptance and reprocessing. This audit does not account for these eventualities.

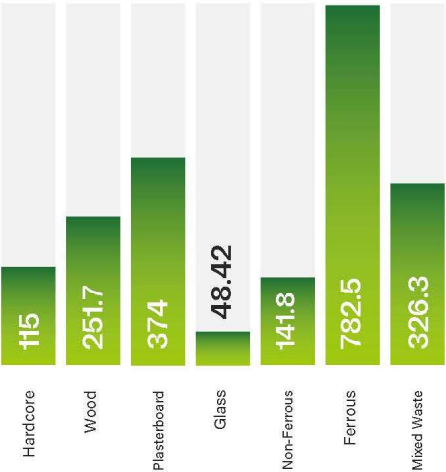
Note: Weight (90%) and volume (80%) is the required amount to achieve BREEAM credits.

General Demolition Ltd. targets 95% diversion from landfill across all our sites and regularly achieve above this set target.



Debenhams flagship store
334 Oxford Street, London, W1C 1JG

Total Waste (Tonnage)



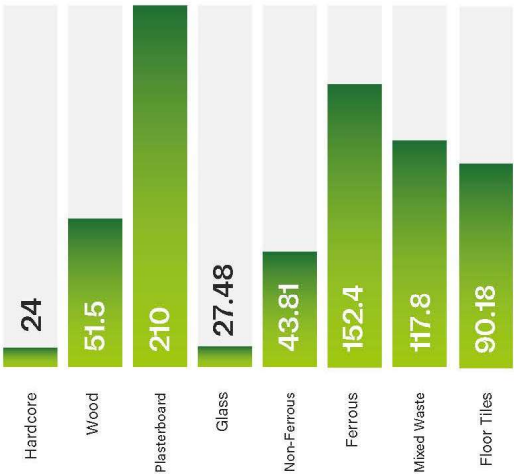
98%
Recycled



13-17 Fitzroy Street

13-17 Fitzroy Street, Fitzrovia, London, W1T 0UT

Total Waste (Tonnage)



**98%
Recycled**

5.0

Pre-refurbishment Audit Methodology

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5.0 Refurbishment Audit Methodology

The pre-demolition audit was undertaken and produced by our Compliance Sustainability Manager Daniel Leung AIIRSM / BREEAM AP of General Demolition Ltd. and consisted of a site visit to Mecca Bingo on Lordship Lane. This was followed up by the production of a comprehensive desktop study to report the findings, prior to commencement of work and any waste being removed from site.

The volume (M³) figures have been calculated for each waste stream and have been converted into tonnage using standard density figures for each material type that is assessed.

General Demolition Ltd. have completed the pre-demolition audit as part of the pre-start process. The pre-demolition audit has been created in line with the requirements of BREEAM and is targeting an outstanding certification level.

General Demolition Ltd. fully understands its responsibility and are committed to the improvement of our environmental performance and waste management practices. In-order-to protect the natural environment for the current and future generations.

General Demolition Ltd. adheres to UK Environmental laws, regulations, and our Environmental Management System (EMS) which is accredited to **ISO14001:2015** standard.

The British Assessment Bureau audit our EMS annually to ensure that our environmental standards are maintained.

The main purpose of the WST01-pre-demolition/refurbishment audit is to identify the feasibility, opportunities and limitations for re-use and recycling as alternatives to disposal to landfill. This document will focus on enabling works phase.

The information contained within the WST01-pre-demolition/refurbishment audit will help demonstrate the benefits of recycling and re-use of Key Demolition Product (KDP).

General Demolition Ltd. are fully committed to BREEAM requirements. All General Demolition Ltd. projects are subject to a WST01-pre-demolition/refurbishment audit, where opportunities for waste prevention, reuse and recycling are identified.

All operatives are fully trained in the safe, efficient segregation and removal of waste.

Identification & Management - 3-Stages of Identification

- **Stage 1** – Site Investigation
- **Stage 2** – Desktop Study
- **Stage 3** – Implement and Mitigation

General Demolition Ltd. have completed the WST01-pre-demolition audit as part of the pre-start process. The pre-demolition audit has been created in line with the requirements of BREEAM and is targeting an outstanding certification level.

The main objective of this audit is to identify all the key materials that are present within the buildings to:

- Guide the design.
- Consider material for re-use / recycling.
- Establish targets for waste management.

It also enables the high-grade re-use and recycling of materials to be maximised.

5.0 Pre-refurbishment Audit Methodology *cont.*

In line with the BREEAM requirements this audit will cover:

- Identification and quantification of the key materials where present on the project
- Potential applications and any related issues for the re-use and recycling of the key materials in accordance with the waste hierarchy
- Opportunities for re-use and recycling of different waste streams within the same development
- Identification of overall recycling targets where appropriate
- Identification of overall landfill diversion rate for all key materials

*All suggestions contained within this WST01-pre-demolition audit are in accordance with the waste hierarchy.

The results of this pre-demolition audit represent General Demolition Ltd.'s professional opinions, based upon the subsequent site visit and analysis of the plans that have been provided.

The pre-demolition audit undertaken is a non-intrusive visual inspection of the internal building fabric only, which have been assumed based on typical practice.

Any areas that were not accessible during the audit / site visit, will be assumed to be representative of other areas similar in make-up.

There is significant potential for unknown/unexpected hazardous materials to be identified including Asbestos Containing Materials (ACM's).

A Refurbishment & Demolition (R&D) survey must be undertaken, prior to the commencement of any structural or demolition works.

Any hazardous materials including asbestos containing materials (ACMs') identified, cannot be diverted from landfill in accordance with The Hazardous Waste Regulations 2005

The majority of the furniture and contents has been removed by the previous tenants prior to the arrival of the principal contractor.

The pre-demolition audit that was undertaken at Mecca Bingo, Lordship Lane ("the site") is based primarily on a visual inspection only during the site visit. It, therefore, does not account for any potentially hazardous materials contained within the internal building fabric.

Diversion rates will be based on professional judgement and WRAP Best Practice levels.

Note: The findings and values contained within this report represent the best estimate of the materials and components within the site by means of observations and through photographs taken during site visits.

Where necessary, some demolition details have been inferred. Material conversion rates have been utilised in-order-to calculate volume (M³) into tonnage, using standard density factors.



6.0

Audit Results Estimated Waste Streams Management Options for Key Demolition Products (KDP)

6.1.1 Mixed Metals

6.1.2 Carpet Tiles & Floor Coverings

6.1.3 Gypsum / Plasterboard Products

6.1.4 Timber

6.1.5 Brick

6.1.6 Stone

6.1.7 Concrete

6.1.8 Ceramics

6.1.9 Glass

6.1.10 Insulation & Ceiling Tiles

6.1.11 WEEE
(Waste Electrical & Electronic Equipment)

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6.0 Audit Results

There was a number of Key Demolition Products (KDP) that were identified during the site visit which has immense re-use / recycling potential.

The overall estimated tonnage (T) and volume (M³) of waste that is likely to be produced during the course of this project are listed below in Table 1 and in Charts no. 1 & 2 overleaf.

Table 1: Summary of Key Demolition Products

EWG codes	Key Demolition Product	Weight (T)	Volume (M ³)
17-01-02	*Bricks	160.58	454.71
17-01-01	Concrete	90.39	255.95
16-02-14	Electricals – WEEE items (inc. lighting)	12.68	35.90
20-01-11	Floor Coverings	5.66	16.02
17-02-02	Glass	40.88	115.75
17-08-02	Gypsum (plasterboard & ceiling tiles)	16.68	47.23
17-06-04	Insulation	4.68	13.25
17-04-07	Metal Roof Sheets	9.55	27.04
17-04-07	Mixed Metal	40.2	113.83
17-09-04	Mixed Waste	9.1	25.76
03-01-04	Raised Access Flooring	7.8	22.08
17-01-03	Tiles & Ceramics	3.44	9.74
17-02-01	Timber	57.8	163.67
Grand Total:		459.44	459.44

Chart no. 1 – Summary of Key Demolition Products (KDP)
by tonnage and percentage weight

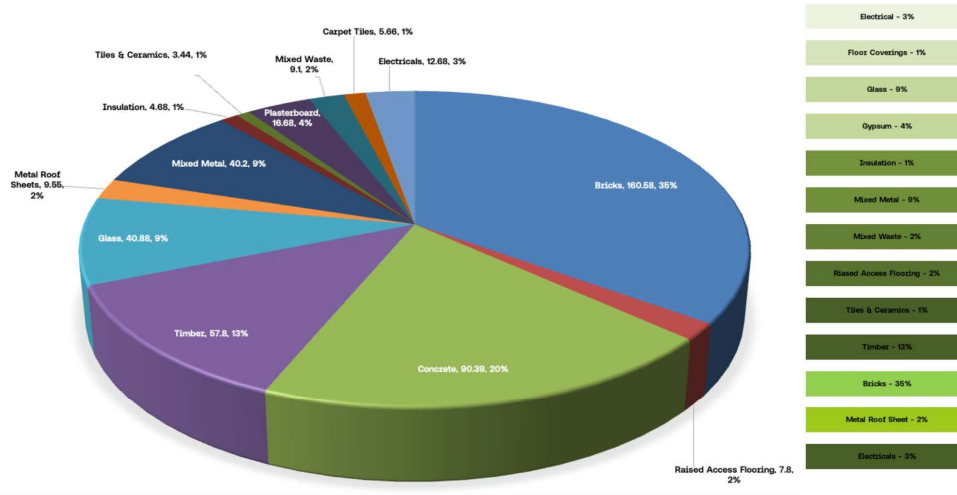
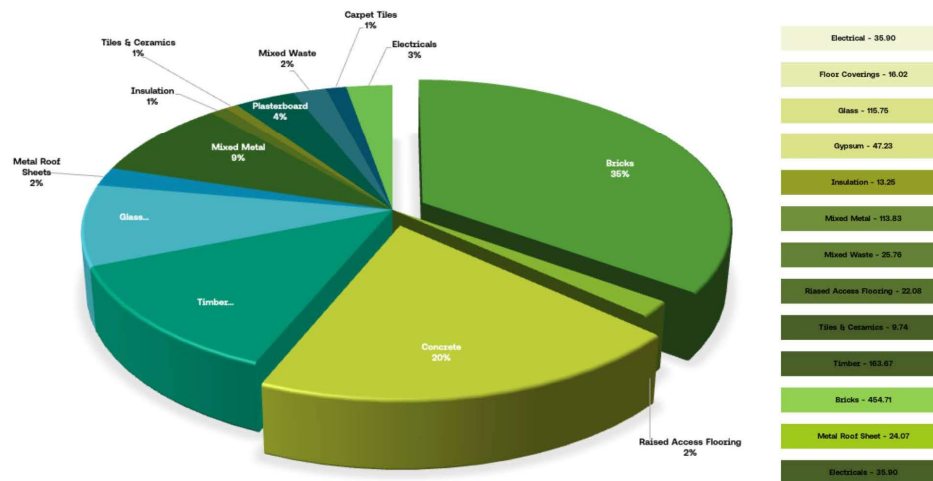


Chart no. 2 – Summary of Key Demolition Products (KDP)
by percentage Volume



Key Demolition Products (KDP)				
6.1 Mixed Metal				
Items	Tonnes	Volume (M³)	Re-usability	Recycling
Raised Access Flooring	7.8	22.08	100%	
Mixed Metal	40.2	113.83		100%
Grand Total:	48.0	135.91	-	-

All metals are segregated, categorised, and taken to our supply chain partners to be reprocessed and manufactured into new products to avoid the use of virgin materials.

Metal Recycling / Waste Management Partners	
➤ Newgen Recycling	https://www.newgenrecycling.com
➤ Powerday	https://powerday.co.uk
➤ Total Metal Recycling (TMR)	https://www.totalmetalrecycling.co.uk
➤ EMR	https://uk.emrgroup.com
➤ Southwark Metals	https://www.southwarkmetals.co.uk