

# Case Study: Reducing waste to landfill through good practice

## At Park Central, Birmingham



Park Central in Birmingham is a 60-acre regeneration development providing 2,000 apartments and houses in the centre of Birmingham. The scheme is designed around sustainable village style principles with 12 different residential zones and 280,000 square feet of commercial space including shops, cafes and restaurants.

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Crest Nicholson chose Park Central to be an exemplar of sustainable construction and worked with sustainable development charities to develop a vision and action plan taking into account the social, environmental and financial impacts throughout the development lifecycle.

Before work could begin on site, some 350,000 tonnes of contaminated waste left over from the Victorian period required treatment and removal. During the bulk earthworks of each phase all material was screened, washed and segregated into clean inert graded aggregates for reuse on site, or resale to other contractors, e.g. gravels for drainage. The savings generated by reuse as opposed to disposal were in excess of £8 million.

### Reducing waste not just recycling

Site Waste Management Plans were developed for each phase, creating specific plans for the procurement, distribution and the disposal of waste materials.

The Crest build team worked in conjunction with Premier Waste who run the largest recycling plant in the West Midlands, and are located just three miles from Park Central. Together they concluded that rather than just focus on recycling, the most cost-effective strategy was to minimise the amount of waste created in the first place.



With this approach in mind, the team addressed several different aspects to the construction process:

- Design – specifying optimum sizes, for example plasterboard was sized to reduce off-cuts; and off-site modular construction was also used.
- Procurement –the team looked for items with reduced packaging or recyclable packaging.
- Training – ‘toolbox talks’ with subcontractors were rolled out before the tender, ensuring that they were committed and supported this approach. Including waste as part of the site induction helped to engage the workforce.
- Build – the team closely managed material lengths to reduce off-cuts, and made sure materials were stored in clean and accessible areas to reduce damage.
- Off-site Segregation – Premier Waste offered an advanced segregation unit off-site which helped to increase the volume recycled.

In the 12 months from November 2007, only 549 tonnes of waste was taken for recycling or disposal. Of this, 87% was recycled, reducing the waste to landfill to just 13%.