Environmental Management System Policy

We are passionate about what we do and that includes our concern about the impact of our actions on the environment.
We recognise that a lot of small steps will lead to long term sustainable change where as implementing sweeping changes is less likely to succeed.
This document lays out the initiatives we have introduced which are driven from the top by the commitment of the directors and have the buy in of the whole staff. In order to gain maximum buy in from our clients and other key stake holders, we have also emphasised the cost benefits from exercising sound environmental practice.

Head Office Practices

- Paper recycling – we recycle all unwanted paper.

Environmental impact – saves forestry, reduction in land fill, save CO2 emissions when disposing

Cost impact – no collection costs incurred

- Print collateral – all our letterheads are printed on recycled paper and we buy in bulk.

Environmental impact – saves forestry, reduce CO2. Bulk buying reduces delivery and therefore CO2 emissions

Cost impact – reduced unit costs for bulk buying

- We restrict our orders for stationery to once a month

Environmental impact - reduce CO2 by less delivery drops

Cost impact – reduced delivery costs and allows greater discount for larger orders, thus reducing cost

- All our incoming faxes are received via email and we encourage internal and external recipients of email to only print if absolutely necessary

Environmental impact – less paper usage - saves forestry

Cost impact – less paper and ink usage

- All defunct PC's, print cartridges and IT equipment are donated to charitable causes or re-used

Environmental impact – reduces land fill and contributes towards charitable causes

Cost impact – keeps commercial refuse collection down

- Its is a company policy that all PCs, monitors, phone chargers and the like are turned off every night

Environmental impact – reduces unnecessary electricity use and therefore CO2 emissions.

Cost impact – reduces electricity spend

- The offices toilets all have dual flush cisterns

Environmental impact – reduces unnecessary water usage

- Office lighting – we use energy efficient bulbs throughout and sensor lighting where appropriate.

Environmental impact - reduces unnecessary electricity use and therefore CO2 emissions. Bulbs last longer therefore less land fill and use of natural resourses.

Cost impact – reduces cost of electricity spend and replacement cost of new light bulbs.

- We encourage staff to car share when ever possible. We also encourage staff to use alternative transport when ever possible. This has lead to an increased use of public transport, cycling and walking to work.

Environmental impact – reduces CO2 emissions. Reduces congestion.

Cost impact – reduces travel related costs

Professional Services

Part of our business strategy is to offer professional services to our Clients. In doing this we offer expert advice and we also provide free CPD training sessions, held in our Clients offices to an audience of up to 25 construction professionals.

Expert Advice. We offer to carry out free surveys and advise on specifications and products for all external refurbishment projects which they may be involved with. We then submit a report, including the results of our survey, recommendations a specification and budget prices.

In compiling our report we consider many factors including, environmental impact and value engineering. It is a surprise to many of our clients that these two factors are so closely linked.

Whether we are making a recommendation as part of a report or if we are conducting a CPD seminar typical of some of the options we may recommend or discuss are as follows:-

- Green roofs – There are copious well documented benefits from introducing green roofs as part of a refurbishment project. Amongst those are the fact that the green roof system will improve insulations (thus saving on heating bills and improving the environment within the building) and also protect the roof waterproofing from direct

sunlight and wind chill, thus extending its life, often to match the life of the building, and therefore reducing the cost of maintenance in the future and reducing the environmental impact that this would create.

- More Durable Systems – Whilst better quality products usually cost more initially, because they last longer their value over time is usually considerably better than products which are cheaper initially. The environmental impact of refurbishing a building is considerable. There are a great many vehicle movements, large quantities of debris are produced and large volumes of resources are used to produce new materials. Therefore, recommending the use of longer lasting products not only reduces the long term cost it also reduces the environmental impact.

- Refurbish Rather Than Renew - There are many products available today which can be used to carry out high quality repairs rather than a complete renewal. For example, timber windows are often replaced when as little as 5% of the timber is actually rotten and none of the glazing is defective. In such cases we will always consider the option of repairing the window with a high quality product such as the Windowcare system which breathes new life into windows which at first may appear to have been at the end of their life. The benefit to the environment is that there is no need to produce new windows and glazing, few vehicle movements and for the client's benefit, less cost.

- Roof Overlay Systems – When we are looking at flat roof replacements we take core samples to asses the condition of the existing waterproofing system and the substrate. IN certain circumstances we are able to incorporate the existing waterproofing into the new one. This avoid stripping off the roof covering which reduces costs and reduces the amount of debris being taken to land fill.

- Industrial Buildings – Many warehouses are clad with plastisol coated steel sheets. A common problem is corrosion of the cut edges of the sheets which is usually dealt with by replacing the roof coverings. However, we are able to considerably reduce the disturbance and cost that this process incurs by offering a number of alternative refurbishment systems. These include over cladding, complete re-coating of the existing sheets or, if caught early enough, it is often possible to treat the sheet edge before the corrosion advances. All of these options reduce cost in varying degrees as well as significantly reducing the environmental impact.

- Concrete Repairs – Carrying out concrete repairs and the correct use of preventative measures such as anti-carbonation coatings can greatly increase the life of a building.

On Site

- Fleet Vehicles – we have invested in new fleet vans which are more efficient. We are monitoring research and development on both CNG and LNG methods with a view to introducing them when appropriate.

Environmental impact – less CO2 emissions

Cost impact – reduced fuel and maintenance costs

- Skips

All of our skips are hired from ISO14001 accredited supplier which gives assurance that our business partners operate an environmental management standard by responsibly disposing of commercial waste. We are implementing a system by which the waste will be separated at site by the site staff.
This will generally split into 3 – green waste, recyclable packaging and non recyclable.

Environmental impact – all recyclable material is separated and re-used

Cost impact – reduces cost of disposal

- Tiles/Slate

Where ever possible, all tile & slate materials are disposed of as salvage for re-use

Environmental impact – dramatic reduction of land fill and re-use

Cost impact – reduction of costs as not treated as waste

- Deliveries

We make every effort to plan our deliveries in order that delivery vans can multi drop. We also employ this method when planning hire materials across various sites. We also encourage collection and re-use of pallets with our suppliers

Environmental impact – dramatic reduction CO2 emissions

Cost impact – reduction in delivery charges

- Sustainable Materials

We are increasingly working with suppliers who sell products from sustainable sources. This is particularly evident when purchasing timber

Environmental impact – ensures future forestry

- Surplus Materials

We utilise ‘material exchange’ services such as SALVO via the web wherever feasible.

Environment impact – ensure surplus stock is utilised by third parties

Cost impact – reduces waste costs

- Recycled – wherever possible on any of our projects any undamaged or unworn materials will always be re-used

Environmental impact – reduces unnecessary materials being used & delivered

Cost impact – less material expenditure for Client