

Project Name	Wembley Conference Centre	
Project Scope	Demolition & reclamation	
Client	Quintain Estates Limited	
Date	Aug – Sep 2006	

Project Description:

The demolition of this conference centre was part of the wider Wembley redevelopment. Planning permission required adoption of the Demolition Protocol and as a result Quintain commissioned BioRegional Reclamation to audit and reclaim as much material as possible, and NISP, to focus on recycling of construction waste.

This case study highlights the wide variety of materials that can be reclaimed from early involvement in a demolition project and the importance of the planning system and the adoption of the Demolition Protocol as a driver of change in the construction industry.

Materials Reclaimed:

A broad variety of materials were reclaimed for a combination of charitable and commercial uses. Materials and end-users ranged from electric generators and carpet to milk floats and light fittings. The process of finding and managing clients for the materials was time consuming and highlighted the potential value of salvage yards and intermediaries to match supply with demand.

Achievements:

BioRegional's involvement in this project resulted in significant quantities of various materials being diverted from landfill for reuse. This reduced the financial cost to the contractor of landfill taxes (currently at £21/tonne, rising to £35/tonne by 2013) in addition to remuneration for valuable items reclaimed. The higher environmental benefits from re-use rather than recycling highlighted the value of considering reclamation as part of a wider strategy, using the Demolition Protocol.

Summary:

Materials Reclaimed	Estimated Quantity Reclaimed	Estimated Embodied CO₂ saving
Furniture and Fittings	10 tonnes	50 tonnes
M&E materials	8 tonnes	80 tonnes
Total	18 tonnes	130 tonnes