



# Castleton Care Home

Enabling Zero Waste Launch Event - June 2014

Miles Thomas - Environmental Manager

Construction and development  
partners to the care sector

# About us



- Specialists in the development, design and construction of specialist housing & care accommodation,
- Working across private, social and not-for-profit sectors,
- Known for our collaborative, partnership approach,
- Head Office in Cardiff. Working across the UK,
- Timber frame manufacturing facility in Ebbw Vale,
- +160 colleagues in our team,
- £80 million turnover Group,
- Established 30 years.

  
castleoak

The logo for CastleOak features the word "castleoak" in a blue, lowercase, sans-serif font. Above the letter "o" is a stylized graphic of three leaves in shades of blue and green, arranged to resemble a leafy branch or a small tree.

# A strong track record of delivery in the care sector

- Design & build services for social care since 1987.
  - Over 180 care homes developed
  - Over 3000 extra care apartments delivered
  - High quality care & retirement villages delivered
  - Specialist care facilities built
- An established reputation for quality delivery, on time, within budget.
- Turnkey development services since 2007.
  - 22 care developments delivered
  - 1500 units
  - +£150M funding invested



# Our purpose



Our core purpose is to make a positive difference to the world we live in.

## Our values

- Embracing diversity, equality and respect
- Valuing people and helping them to realise their potential
- Promoting happiness, well-being and work-life balance
- Encouraging teamwork based on honesty, openness and trust in a blame-free culture
- **ADOPTING A RESPONSIBLE ATTITUDE TO THE ENVIRONMENT**
- Putting something tangible back into the community
- Embracing the principles of collaboration, innovation and excellent customer service

# Castleoak and the Environment

## Key business commitment

- Driver – Best Companies – Staff Feedback
- ISO14001 & BS8555 Certified
- First BREEAM Excellent Care Home
- First PassivHaus Certified Care Home
- Embodied carbon analysis of Care Homes
- Active Sustainability and Environmental Groups
- 20% Reduction in Group CO2 Emissions
- 15% Reduction in Site Wastage
- Work with BRE / CEWales / EST / BSRIA

# Castleton Care Home



## Background

- CastleOak Care Developments project,
- End user - Barchester Healthcare,
- Demolition of garden centre on site,
- New build – 80 bed care home / 4,000m<sup>2</sup>,
- Timber frame construction.



# Castleton Care Home

## Background

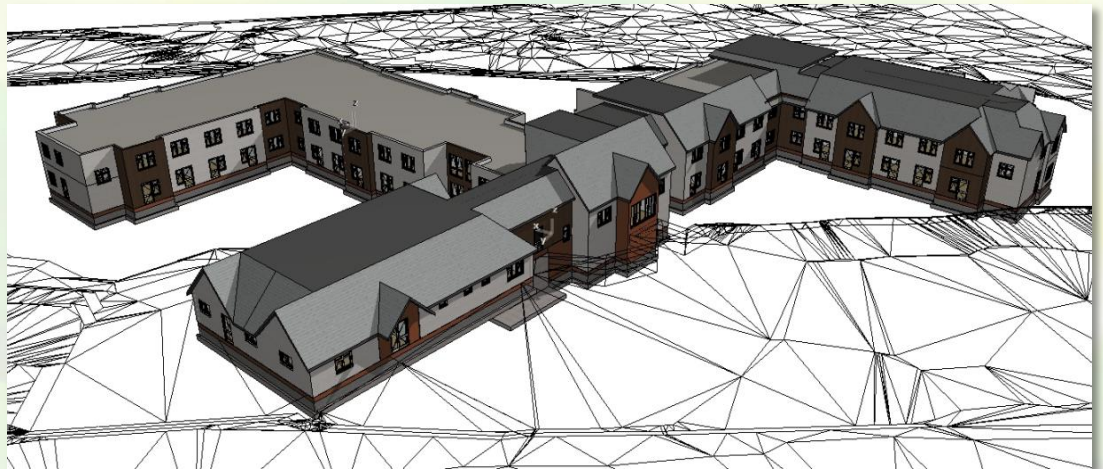
- Programme 14 months. Completion March 2015,
- Value – Circa £6m
- Site Waste Management Plan developed,
- Pre-demolition survey conducted / Pre-Construction SWMP,
- Cut and fill planned.



# Castleton Care Home

## Enabling Zero Waste Work

- Moved / lifted building – Reviewed cut & fill exercise
- BIM review undertaken
- Waste specialist site visits and familiarisation with team
- Shared pre-demo survey with contractors
- Focussed contractor to think more about landfill diversion





# Castleton Care Home

## Challenges

- Design – Still not influencing design early enough,
- Supply Chain – Importance of site waste and information,
- Planning process – Reducing site wastage through cut & fill,
- Timescales – Programmes often limit opportunities for reuse of demolition resources,
- Influencing packaging decisions,
- Ensure that we take every opportunity to eliminate waste,
- Poor workmanship / old habits.

# Castleton Care Home

## Current Activities

- Demolition concluded (*3,500M3 crush kept for reuse on site*)
- Groundwork currently taking place,
- Site cabins in and connected to electric supply
- Reuse of existing roads / hard standing on site
- Selection of Green Compass / PAS402 Certified Waste Management Contractor.



# Castleton Care Home

## What Next

- Ongoing analysis of site waste management
- Reviewing opportunities for packaging reuse
- Site training – Zero Waste
- Segregated skips / reuse store
- Identification of difficult to recycle wastes
- Review of timber frame factory processes
- Further BIM work (M&E) and analysis
- Use information gathered through Castleton BIM to inform and influence future schemes

Thanks

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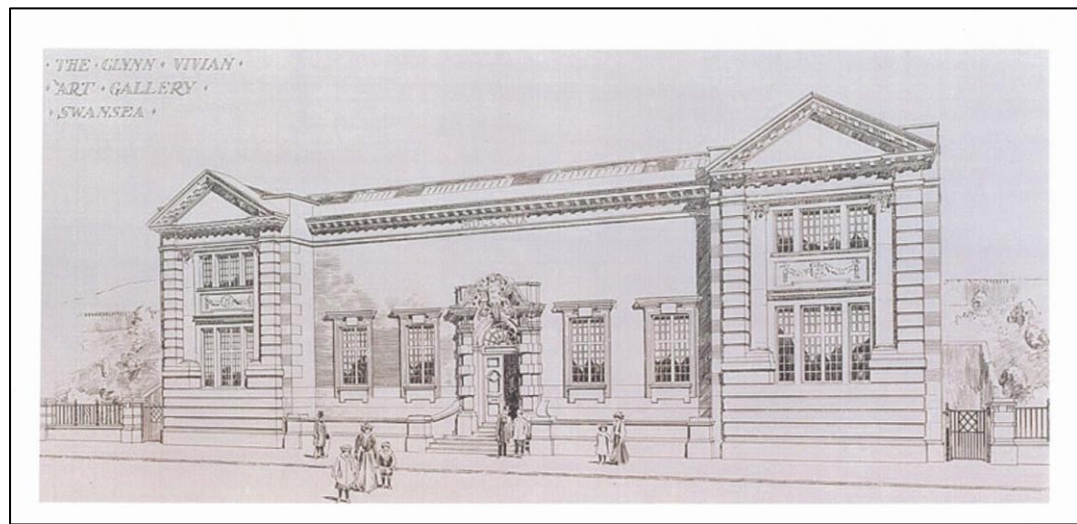


@castleoak

castleoak 

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Enabling  
ZERO WASTE  
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DIWASTRAFF



## Glynn Vivian Art Gallery

Jennifer Parker  
Company Environmental  
Champion / Site  
Manager



# John Weaver Contractors

- SME Employing in excess of 100 directly employed staff / labour
- Specialising in conservation
- Committed to training a highly skilled workforce
- Socially and environmentally aware

# Glynn Vivian Art Gallery

- Alexandra Road, Swansea
- Grade II\* Listed
- Edwardian Period
- Original building 1911
- Extension 1974
- Conservation/Refurbishment & New Build
- £5.3m project
- 52 week contract

# Existing Building





# Challenges

- Site storage / compound area
- Located on very busy main road
- Geography of site
- Protection & retention of existing architectural features
- Tree preservation orders
- Maintaining waterproof environment to 1911 building whilst re-roofing

# Site Constraints



# Site Constraints







# Waste Minimisation

## Project Specifics

- Working with design team, client, planning and Local Authority
- Education and awareness of current usage and storage of materials
- Working with local suppliers / supply chain to reduce carbon footprint, waste packaging & damage
- Buy-back scheme with suppliers
- Care & Repair

# Waste Minimisation

## Project Specifics

- Re-use of existing Parquet flooring
- Cleaning off and re-use of existing bricks
- Re-use of block pavings & railings
- Segregation of waste on site
- Re-use (with screening process) of excavated arisings

# BRE SMARTWASTE

- Identify waste streams & forecast waste
- Waste prevention/reduction methods
- Fulfil our Duty of Care
- Target 80% waste diverted from landfill
- Averaging 86% with some sites reaching 95%
- Enables identification of Good/Best Practice to achieve a higher percentage of waste diverted from landfill



# Project Status

- Currently week no. 14
  - New build commenced
  - Conservation / refurbishment works of 1911 building about to commence
  - Refurbishment of 1974 to commence

JWC are committed to the reduction  
in waste produced, minimising our  
impact upon the Environment

Access to BRE Smartwaste for this and other  
JWC projects is available via Jennifer Parker

Thank you

# Defining Tomorrow's Environments

Derwyn Pugh  
Senior Project Manager



## Site Overview

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- International Sports Village
- Cardiff International Pool
- Cardiff International White Water

Closer to your project



## Project Overview

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- £16.8m, 8500m<sup>2</sup>
- JCT, Design & Build 2011
- 71 week programme
- Breeam very good

Close to your project



# Project Challenges



Closer to your project

# Current Project Status



Closer to your project

## Introduction

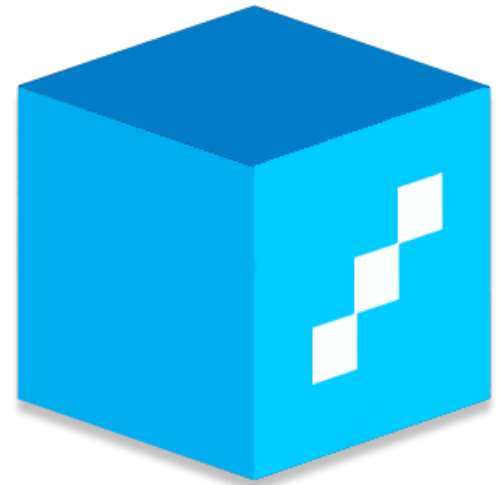
- Jon Williams
- Business Development Director for WRW Construction Ltd
- Leading on business development, relationship management, partnerships, frameworks, and tender pre-qualification stage
- Plays a key role in the overall strategic development and growth of the company
- Also responsible for overall management, development and maintenance of WRW's Integrated Management System





## WRW Construction Ltd

- Main contractor operating throughout South Wales and the West of England
- Established offices in Llanelli and Cardiff
- Founded by Group Chairman Robert Williams MBE and Group Director Debbie Williams in 1985
- Main business activities include new build construction, restoration, renovation, refurbishment and civil engineering
- Sectors include leisure, education, commercial, heritage, industrial and housing



## Millbank Primary School, Cardiff

- Procured through the SEWSCAP Framework
- New build extension and refurbishment to existing facility
- £2.2m
- Client – Cardiff Council
- Design and Build



## Challenges

- Durisol Blocks were initially going to landfill, however, we introduced a reclamation service with the supplier.
- Dry rot timbers and wet rot timbers not recyclable.
- Asbestos products not recyclable.
- Constrained site area made on-site waste stream segregation difficult.

