

Hermes RPI Awards



King Sturge: Atrium Court and Midsummer House - Waste Management

Best Practice Waste Initiative Submissions

March 2009

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Summary

In Q1 2006 King Sturge began monitoring the Landlord's waste within the Hermes managed portfolio. Further properties were added to the monitoring programme as they have been purchased.

In Q2 2007 King Sturge began detailed analysis of the data gathered producing a quarterly graphical report which allowed easy identification of areas for improvement as well as show improvements already achieved.

Significant Successes

Two properties in particular have shown significant improvements in waste management within the last 12 months. These are:

- Atrium Court, Glasgow
- Midsummer House, Milton Keynes

Following a programme of in-house training and awareness-raising, the Building Managers at the above properties fully embraced the Hermes RPI Requirements for waste management. They sought to improve the waste management at their buildings by raising awareness of the need to recycle with the occupiers and by introducing full recycling schemes.

Atrium Court, Glasgow

The Building Manager identified that a large proportion of the building's waste currently being sent to a materials recovery facility (MRF) could be directly recycled and therefore put together a plan to make improvements.

The Building Manager approached the occupiers and explained the need for co-ordinated recycling and established their co-operation from the outset. They then re-tendered the waste contract based on these agreed recycling principles and a suitable waste contractor was appointed in Q3 2007.

The occupiers enthusiastically adopted the new system and the waste recycled has increased from 11% in Q2 2007 to 76% in Q2 2008.

The total volume of waste has also decreased by approximately 50% and a set of scales has been

purchased so that the waste can be accurately weighed to ensure correct data is provided. The Building Management team also regularly check the contents of the bags to ensure the occupiers are segregating their waste appropriately.

Midsummer House, Milton Keynes

Similarly, the majority of waste at Midsummer House was also going to an MRF with the occupiers undertaking some recycling themselves but in a fragmented manner.

Again the Building Manager approached the occupiers and suggested a comprehensive recycling programme for the whole building which would reduce costs, reduce the number of pick ups required by the various waste contractors and thus increase efficiency.

King Sturge took on responsibility for waste not previously collected and therefore the volume of waste has increased by 114%; however recycling has increased from 1% to 65% of total waste. The Building Manager also regularly checks the bags to ensure that the occupiers are recycling appropriately.



Benefits

These considerable achievements in waste reduction and reuse could not have been possible without the co-operation of the occupiers, their employees and their cleaners. Engaging with the occupiers from the outset ensured they were given the appropriate consultation, their needs were taken into consideration and their suggestions were incorporated into the new waste management system and they were able to appreciate the benefits of the revised arrangements.

The results of these recycling initiatives have in turn been fed back to the businesses at Tenants' meetings thus creating a positive reinforcement "loop" hopefully encouraging further recycling. Furthermore, any new non-waste based environmental initiatives which might be introduced to these buildings should be received with co-operation and enthusiasm because of the successes of these schemes.

Quantifiable Benefits

The present costs for direct landfill waste disposal means that waste recycling is not always immediately financially beneficial; the real benefit being through reduced landfill and recycling materials which can be re-used. However, some cost savings have been demonstrated for these properties:

Waste Disposal Cost Savings

	2007	2008	Saving	% Saving
Atrium Court	£4,800.00	£4,080.00	£720.00	15%
Midsummer House	£4,897.65	£3,082.00	£1,815.65	37%

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