

Incentives to implement circular economy – London case study

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London Circular Economy Statement

[circular economy statements_lpg_0.pdf](#)
(london.gov.uk)

London Plan Guidance

Circular Economy
Statements

March 2022

Figure 4: Decision tree for design approaches for existing structures/buildings

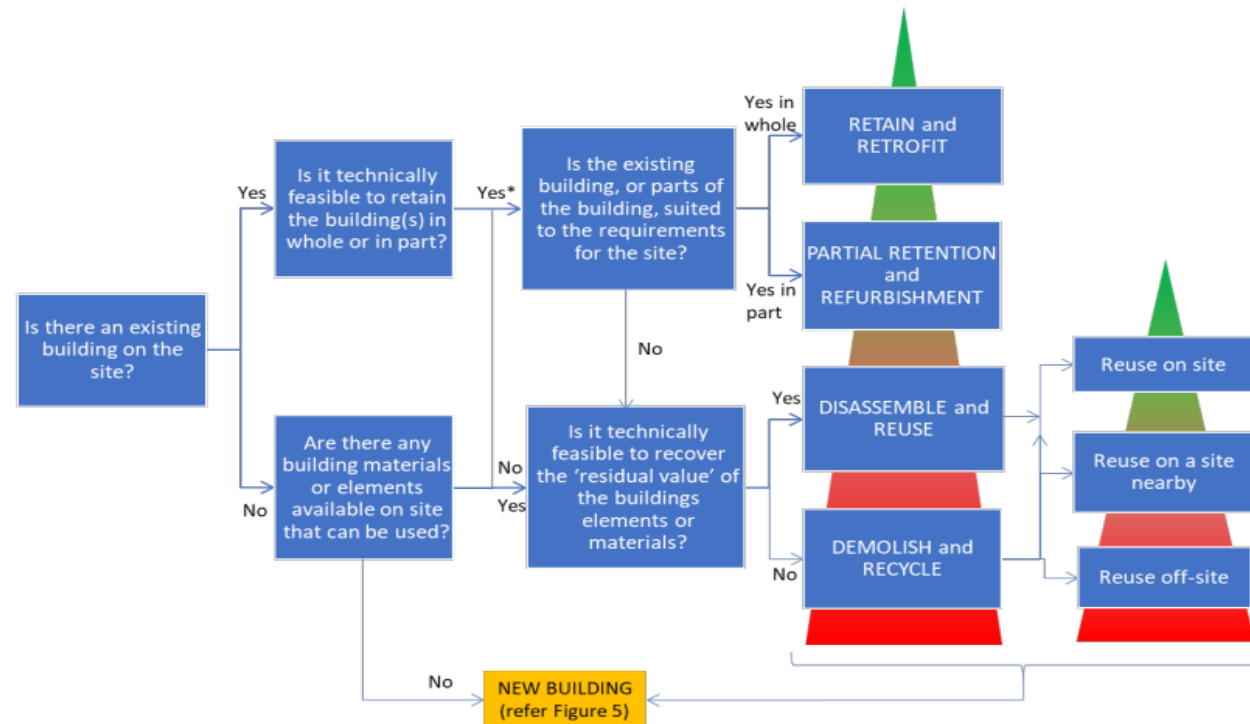


Table 5: Minimum submission requirements at different stages

Requirement by application stage	Pre-application (suggested)	Outline application ¹⁷	Full application / reserved matters ¹⁸	Post-construction	Evidence in CES template spreadsheet
RIBA stages	0 – 2	0 – 2	2 – 3	4 – 7	N/A
CE targets (see section 4.2)	Encouraged	Yes	Yes	Yes (Performance reported)	Yes
CE design approaches (see sections 2.3 – 2.5 and 4.3)	Yes	Yes	Yes	N/A	Yes
CE design principles (see sections 2.1, 4.4 – 4.5)	Yes	No	No	No	Yes
CE design principles by building layer (see sections 4.5)	No	Yes	Yes	No	Yes
Pre-redevelopment audit (see section 4.6) ¹⁹	Encouraged	Yes	Yes	N/A	No
Pre-demolition audit (see section 4.6)	Encouraged	Yes	Yes	N/A	No
Bill of materials (including calculations – see section 4.7)	No	Yes (Estimated)	Yes (Estimated)	Yes (Actual)	Yes

Requirement by application stage	Pre-application (suggested)	Outline application ¹⁷	Full application / reserved matters ¹⁸	Post-construction	Evidence in CES template spreadsheet
RIBA stages	0 – 2	0 – 2	2 – 3	4 – 7	N/A
End of life strategy (see section 4.7)	No	No	Yes	Encouraged	No ²⁰
Operational waste management plan (see section 4.8)	No	No	Yes	Encouraged	No
Recycling and waste reporting (see section 4.9)	No	Yes (Estimated)	Yes (Estimated)	Yes (Actual)	Yes
Lessons learnt and key achievements (see section 4.10)	N/A	N/A	N/A	Yes	Yes

Pre-redevelopment audit and pre-demolition audits

Pre-redevelopment audit

- A pre-redevelopment audit is a tool for understanding whether existing buildings, structures and materials can be retained, refurbished, or incorporated into the new development. The audit should be carried out early on (at pre-application stage) and should inform the design.
- If there are existing buildings on a site, a third-party, independently verified or peer-reviewed pre-redevelopment audit is strongly encouraged, including analysis that fully explores options for retaining existing structures, materials and the fabric of existing buildings into the new development; and the potential to refurbish buildings before considering substantial demolition.
- Applicants should complete and submit a pre-redevelopment audit as supporting evidence to their CE statements, where a robust in-depth assessment has not already been completed.
- Applicants should outline in a pre-redevelopment audit an explanation of the existing buildings on the site and brief description of state of their repair. Details should include: the building's age, key materials, photos of typical internal spaces and facades, and site plans.

Pre-redevelopment audit and pre-demolition audits

Pre-demolition audit

- A pre-demolition audit is a detailed inventory of the materials in the building that will need to be managed upon demolition.
- At pre-application stage, applicants are strongly encouraged to submit an independent pre-demolition audit with all applications where demolition is proposed, as supporting evidence to their CE statement.
- If substantial demolition is proposed, the pre-demolition audit should include the following core information:
 - An explanation as to why it is proposed that the building(s) be demolished. Applicants should explain the different considerations for developing the site. This should go beyond simply saying that the buildings are of 'low quality'. Justification for demolition should be provided. An assessment of carbon impacts should be highlighted and, where relevant, the WLC assessment should be cross-referenced. It should be explained how any negative impacts resulting from demolition, such as the loss of embodied carbon in existing buildings, would be mitigated and offset.
 - A summary of the key components and materials present in the existing buildings, with an estimate of the quantities and associated embodied carbon and whether they are suitable for reclamation.
 - An explanation and drawings that show the extent of the proposed demolition and whether any parts of the building are being considered for retention.
 - Opportunities for reuse and recycling either within the proposed development or off-site nearby/locally or further afield.

Pre-redevelopment audit and pre-demolition audits cont..

Pre-demolition audit

- Where possible, the following best practice information should also be included:
 - how the value of existing building elements or materials can be recovered
 - the amount of demolition waste (cross-reference the Recycling and Waste reporting table)
 - a schedule of practical and realistic providers who can act as brokers for each of the reclaimed items
 - target reuse and reclamation rates.
- An audit that simply lists out the likely waste arisings and the routes for treating those waste streams (i.e., crushing and shredding) is not suitable.
- The audit should be undertaken by a third-party independent specialist with expertise in reclamation of components and materials and experience in preparing these types of reports.
- Applicants should justify reasons for adopting less preferred approaches or moving down the hierarchy of CE design approaches - decision trees shown before
- In limited circumstances it may be appropriate to secure a pre-demolition audit by condition – for example, where there is limited demolition proposed.

London Circular Economy Statement – report & excel

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Meridian Water F Block

Demolition contract options evaluation

Enfield Council, Grimshaw (CIRCulT Project), Net Positive Solutions

2021

Road project (Early 2022)

Phase 02 SIW works (2022 – 2023)

Phase 03 (2024 – 2035)

Existing
site



Scenario 1
Demolish entire Block F



Scenario 2
Leave 50% of
Block F frame

What to do with
reclaimed materials /
components?

Opt 1
Rent out land



Sell off site
(BAU)

Use on site for road
and/or new building(s)



Opt 2A
Refurb + rent out
retained Block F



Opt 1
Expand site north
+ rent out land



Opt 3
Expand site north
+ new building(s)
+ rent out



Opt 2B
Expand site north
+ rent out land



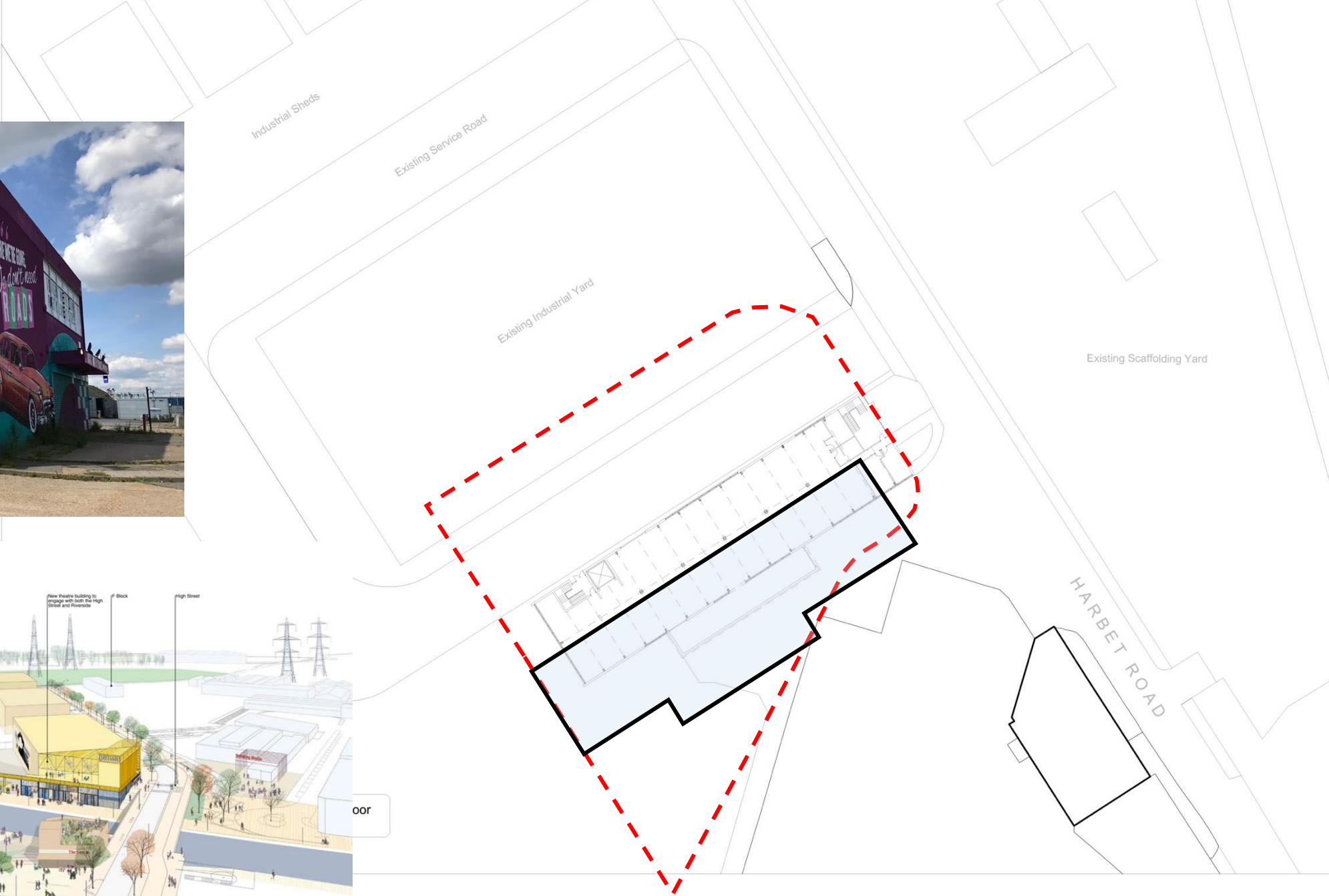
Opt 2C
Expand site north
+ new building(s)
+ rent out

Scope of value
appraisal:

Existing Block F site
Ground floor plan



EASTBANK NORTH



Options appraisal methodology

Public Interest

Meridian Water is unique in that this development is led by public interest rather than commercial incentive. This is an overarching principle.

Strategic Framework

Housing

- At least 10,000 good quality homes
- At least 4,000 good quality affordable homes

Opportunities

- 6,000 new jobs
- New skills and access to secure, well-paid jobs for local people
- A place for businesses

Sustainability

- Leader in sustainable development and placemaking
- Contribute to the borough's climate action plan

Community Facilities

- New roads, buses, train station, public realm, utilities
- New schools, nurseries, community spaces, leisure spaces, parks

Prioritising Communities

- EDI
- Community engagement
- Local and SME delivery partners

Efficient Delivery

- Work to programme
- Meet contractual milestones

Commercially Viable

- Robust commercial decision-making
- Value for money across all contracts

Proactive Placemaking

- Meanwhile use activity & events
- Communication: residents, businesses, visitors
- PR and marketing
- Place-making identity

Quantitative (Triple bottom line) review

Commercially viable

Projected net revenue over 15 years/ £

Demolition costs	Revenue from land
Construction costs	Revenue from building
Marketing, management, security, maintenance	

Opportunities

Projected return over 15 years/ £

Total no of jobs created
Net total additional Gross Value Added (GVA)

Sustainability

Total payback / £

Embodied carbon saved
Sale of residual assets/ materials

(Triple bottom line) Total ROI

Commercially viable + (Social) Opportunities + Sustainability

[illegible]

Qualitative review

Public Interest

Community Facilities

can this facility provide facilities for the community?

Prioritising communities

Efficient Delivery

Proactive Placemaking

Contribution to placemaking?

Use options

Land use



Storage uses

Land and Building use



Industrial uses



Re-use supermarket



Workshop / maker space



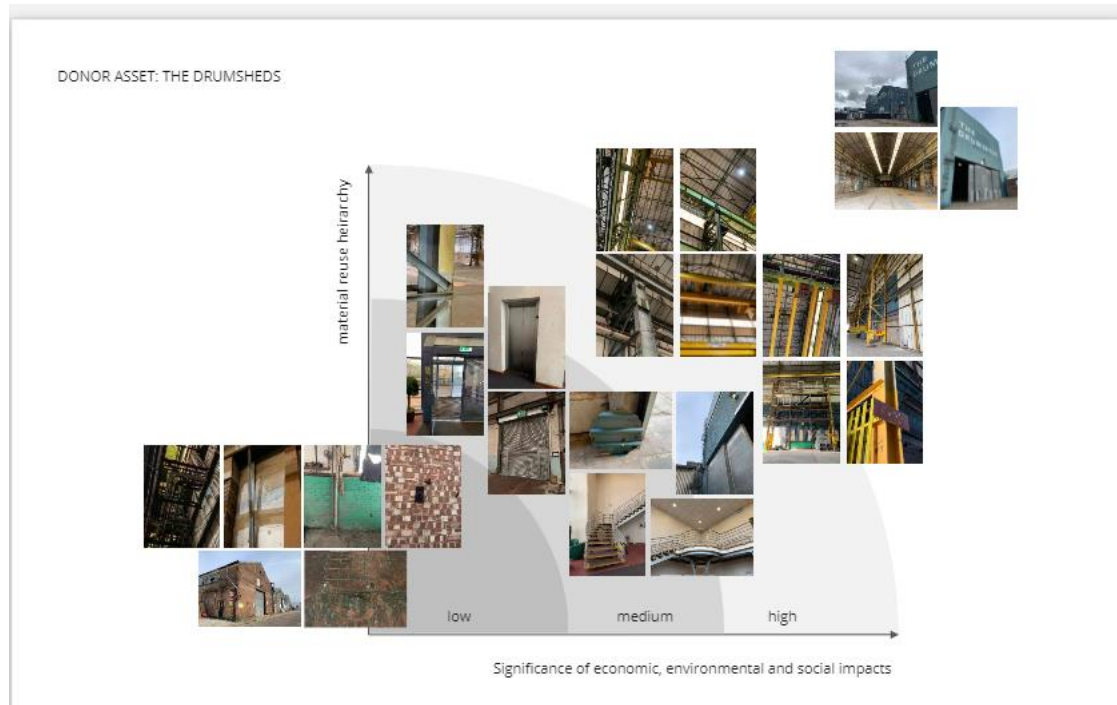
Commercial



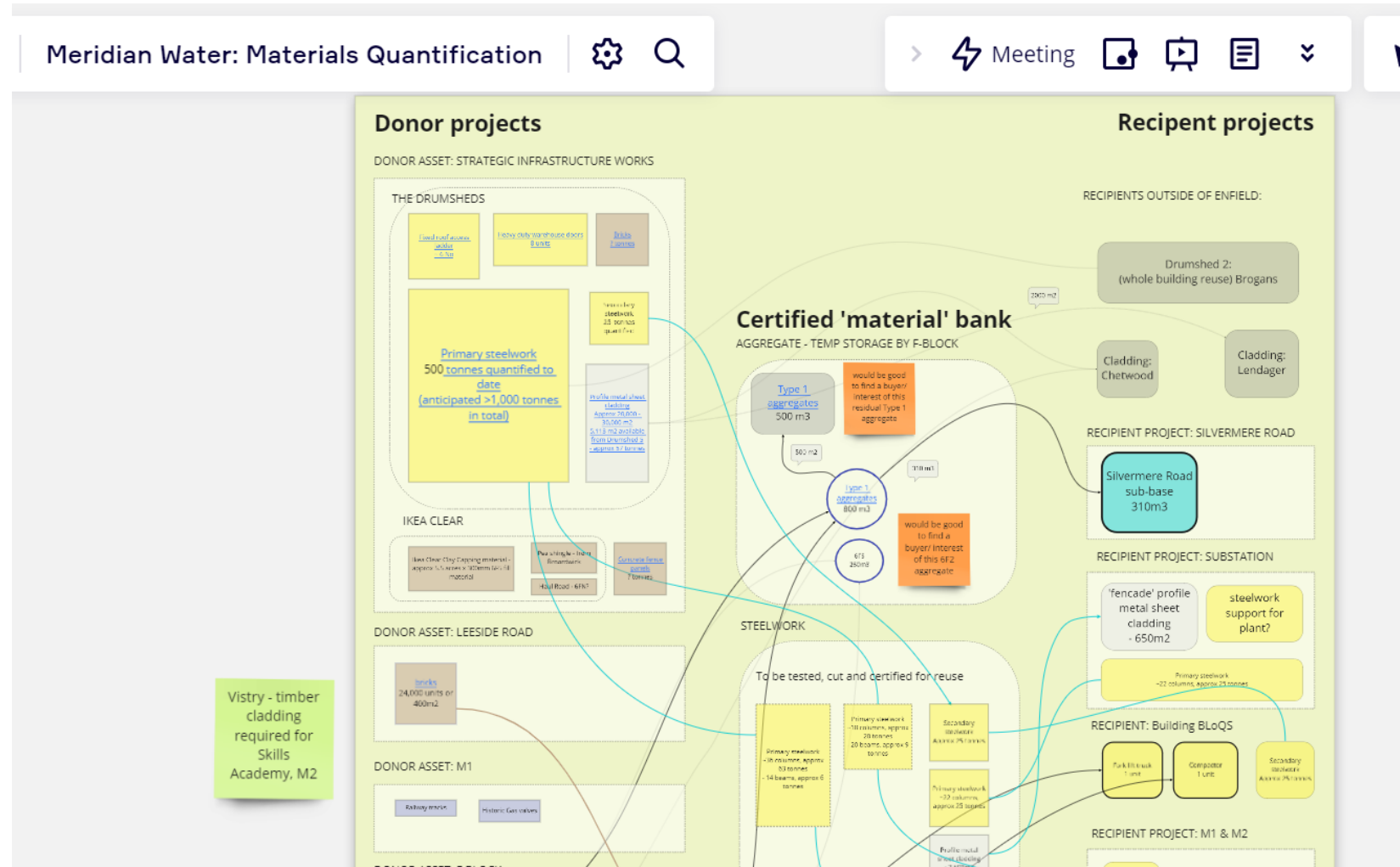
Opt 02A/B

Artistic impression of Block F retained frame + refurb

Materials Value retention hierarchy



Donor & recipient projects



Enfield excess materials exchange (demo)

Upload Material

Request Material



Capping layer

Read More



Concrete fence panels

Read More



Primary steel beams

Read More

[Enfield \(excessmaterialsexchange.com\)](https://excessmaterialsexchange.com)