



ALWAYS BELIEVE IN... **GOLD!**

Ska Gold for RWE npower renewables. See how becoming the first company to achieve Ska Gold rating led to maximum waste recycling and cost saving.

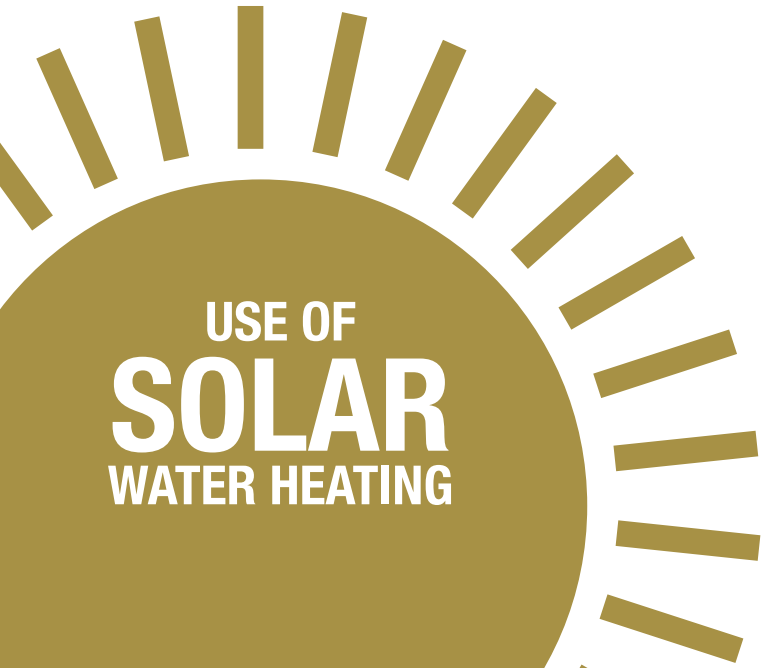
ENVIRONMENTAL CASE STUDY

RWE npower renewables

Focus – Ska rating and recycling



FITTING OUT AN OFFICE FOR A GREEN ENERGY COMPANY MEANT BECOMING ONE OF THE FIRST COMPANIES TO WORK TO THE SKA RATING METHOD, A NEW ENVIRONMENTAL PERFORMANCE BENCHMARK FOR OFFICE FIT-OUTS.



USE OF
SOLAR
WATER HEATING

MAKING THE GRADE

The new headquarters of RWE npower renewables in Swindon is a showcase for the sustainability division of the energy giant. As such, it features a range of environmental measures including solar water heating and provision for wind turbines on the roof.

However, sustainability is not just about tacking green gadgetry on to any old office building. True sustainable thinking goes much deeper and the office fit-out carried out by Overbury is testament to RWE npower and Overbury's commitment to making a truly green building.

Working together it has been possible to achieve the first Ska Gold rated project under the scheme which is a great achievement for all involved in the project.

Overbury project manager Keith Summers, says:

“The building is to be a flagship for the renewables business of RWE npower, so we knew we'd be working to high standards. What we also found was that we were to be assessed not only for a BREEAM rating but also a Ska rating, too.”

WHAT IS SKA?

Operated by the Royal Institution of Chartered Surveyors (RICS), the Ska rating is designed to help organisations achieve more sustainable office fit-outs. Similar to the points-based BREEAM scheme, the Ska rating is used right from the design stage through to the construction of a project.

The Ska rating system can be used to carry out an informal self-assessment of the environmental performance of a fit-out, or

a formal assessment to gain an official environmental rating; to obtain clear guidance on good practice in fit-out and how to implement it; and to benchmark the performance of fit-outs against each other and the rest of the industry.

The RICS says that Ska ratings are 'designed to encourage good practice and help businesses to make informed decisions about fit-out projects in the context of the growing importance of sustainability and a burgeoning statute book'.

Ska offers flexible scoping which enables the assessment to suit the works that are taking place. This requires a close working relationship across the project team to ensure that the assessment is an effective measure.

Summers, says:

“This new rating system is very thorough. It works through all elements of the project design – lighting, ventilation, materials etc – which we didn't have much control over. However, it also focuses on things such as on-site water and energy use, reduction of waste to landfill, reuse and recycling of materials and equipment and so on.”

Working towards any sustainability rating on a project is a challenge and each scheme has differing requirements. To achieve a rating it is vital that the project team work together and understand those requirements from the outset.

Working towards and achieving the first Gold Ska rated fit out project has been a true learning experience and has provided Overbury with invaluable experience to take to future project teams aiming for Ska rated projects.

WASTE NOT WANT NOT

This is where Overbury comes into its own. The project team not only monitors all energy, water use and waste on-site but actively seeks to reduce it where possible. For instance, the existing reception space required altering, so, instead of knocking down the block partition wall and building a new one, Overbury carefully took down the wall and reused the blocks to build the new one – simple but effective in saving cost and materials. Suspended ceilings were also taken down and stored for reuse where not required, rather than discarded.

Additionally, Overbury has encouraged all sub-contractors to minimise their potential waste by reducing orders of materials such as ply protection to 'just enough' and all waste produced during the fit-out, from office paperwork to metal ductwork off-cuts, is sorted into separate bins for recycling.

Summers, says:

“Demolition waste has been recycled off-site and materials such as hardcore reused. We ask sub-contractors to minimise packaging and recycle any that comes to site. After that, all waste is sorted on-site and collected by a waste contractor that tracks what they've removed and the percentage recycled.”

By separating materials on-site for recycling Overbury ensures that the maximum amount of waste gets recycled, rather than dumped in landfill, which is what can happen to mixed loads.

RUBBISH TARGETS

The team was able to achieve a recycling rate of 83% and achieved additional points through the reuse of waste on-site. This was 10% over the clients' target. Along with Overbury's sign up and good report from the Considerate Constructors Scheme, its efficient environmental management of the fit-out adds marks to the accreditation targets. RWE npower renewables achieved the first ever Ska Gold rating and is predicted to achieve a BREEAM Very Good.

Summers, says:

“We work with the same environmental aspirations on all of our projects, but having these two accreditation schemes gives us extra incentive. BREEAM is something we have known about for a while. Ska is new and I can see other clients using it to check the sustainability of their project. It's good for them and us to know what we can achieve.”



THE TEAM WAS
ABLE TO ACHIEVE
A RECYCLING
RATE OF
83%

If you would like information about our environmental initiatives, please call **Liz Collett**, Group Environment Manager on **020 7307 9000**

www.overbury.com



DEMOLITION
WASTE HAS BEEN
RECYCLED
OFF-SITE AND MATERIALS
SUCH AS HARDCORE HAVE BEEN
REUSED
ELSEWHERE

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