

Case Study



Customer: Watkin Jones

Project: Build to Rent Accommodation, Leatherhead

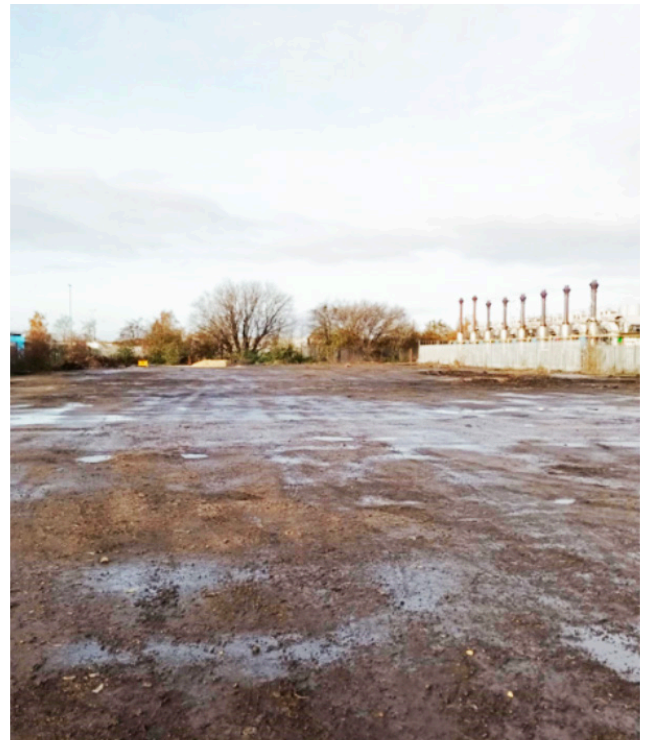
Date: August 2022 – November 2024

Value: c£71m

Watkin Jones's core strategy is to be the leading developer and manager of residential for rent, whose core markets are build to rent (BTR) and student accommodation in the UK. Originally founded in 1791, the company has gone from strength to strength within the construction and development sectors. Proud of their heritage, and how they have improved over the years, Watkin Jones continually strives to raising standards, supporting local communities and creating attractive accommodation that can be lived in for years to come.

Scope of Works

In early 2022, Watkin Jones announced the acquisition of a consented 214-home build to rent development in Leatherhead, Surrey. The c£71m scheme will be the first operational BTR project in the town and is close to the shopping and hospitality of the centre of Leatherhead. On completion it will offer residents one, two and three-bed apartments, including 36 affordable homes to rent.



Partnership Approach

Our partnership is based around building a bespoke Waste Management Strategy with Watkin Jones in line with sustainability and ESG targets, with emphasis on social support in areas of the projects. Our long-term aim is to support Watkin Jones with waste reduction on sites and improving environmental credentials. To do this, Go Green are held to strict project targets for all sites, and are reviewed based on performance in achieving each target across individual projects.

Site Waste Management Plan

Go Green engaged with Watkin Jones' site teams at pre-construction stage to understand the project type, waste streams and the project length. This was on top of identifying opportunities to utilise the waste hierarchy structure to reduce and reuse prior to any disposal routes being agreed. For the Leatherhead site, we agreed to implement containers on site with segregation methods for hazardous, timber and plasterboard to keep in-line with regulations but also to create an appropriate waste set up on site.

Case Study cont.

Other areas of consideration have included:

- Providing bins for storage, and to support the transport of waste around the site.
- Pallet collections for better recycling and commercial benefit.
- Hardcore reuse on site.
- Cardboard only skips to drive better commercial outcome.
- Bespoke site signage.

The on-going success of the site is partially due to the pre-planning of the site waste management plan, and the elements put into place to keep things running smoothly. With quarterly site visits pre-planned in until project end date, and toolbox talks available from our Site Inspection team where necessary, interaction with the site never stops through the project duration.

Targets

Throughout the Leatherhead project duration, Go Green are held to performance targets which support Watkin Jones in achieving an improved environmental strategy and seamless service delivery.

- 97%+ Diversion from Landfill

A high rate of diversion from landfill will be achieved through on site segregation (with bespoke signage) and a robust supply chain process ensuring only suppliers with a high recycling gate are chosen for the work. To ensure we meet this target, Go Green have introduced additional segregation onto the site for the following wastes streams:



- **Timber**
- **Hazardous**
- **Aerosols**
- **Plasterboard**

- 95% Delivery Success Rate

Delivery success is achieved through Service Level Agreements made with the chosen suppliers allocated to the Leatherhead site. The Service Level Agreements with the suppliers are measured by Key Performance Indicators which will be monitored for the duration of the contract and reviewed monthly. Our 3-quote-policy means we have already secured at least another two additional suppliers who are vetted with our compliance department, and with costs, should the need arise for support due to emergency breakdown of normal services.

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- 3 Monthly Site-visits

Regular site visits are an invaluable asset when creating an effective service for customers; from reviewing waste segregation areas, to suggesting alternative waste solutions to increase recycling rates or reduce costs. The visits provide our Site Inspection team with specific site knowledge to allow Go Green to deliver Watkin Jones the service they need.



Social Value Support

As a business with an investment in the work and progress of our customers, Go Green developed our Sustainability GROWW Framework, not only to lay out our core commitments as a business, but also to highlight the areas in which we can align ourselves with our customer's strategies. To align with Watkin Jones' Future Foundations ESG Strategy, Go Green outlined how our Sustainability Framework was set up to support their vision of supporting Planet, People and Places.

As part of our sustainability partnership, Go Green organised an Eco Heroes session for a school local to another Watkin Jones site. On 28th June 2023, Go Green's Social Engagement Coordinator visited Fox Grove School in Leatherhead to deliver 4 sessions of our Eco Heroes programme. The sessions were carried out across the day, with around 35 children able to take part, with year groups ranging from Year 4 up to Year 8. The programme is tailored to different stages of the national curriculum, and through the sessions we talk about site specific waste and how to encourage sustainability through our own waste choices in daily life.



Tracking Against Targets

To accurately track Go Green's progress, Watkin Jones utilise our online customer portal, which acts as a centralised hub for all waste data both overall as a company, but also on a site specific basis. Watkin Jones can monitor the data as it is updated through the project cycle and review performance based KPIs. With the ability to download waste reports, at any time, offer Watkin Jones full access to their own data, and therefore provide a resource for audits and review purposes.

Case Study cont.

Project Outcome

Since the project completion, Go Green provided the following statistics for the Leatherhead site.

