Pre Demolition Audit Report

55 Broadway & Albany House

London. SW1H 0BD

CLIENT	AUDIT DATE	VERSION	PUBLISHED
McAleer & Rushe	8th September 2026	MAR-CAM-001	12th October 2026



POWERED BY

camio

www.camio.co

REPORT PREPARED FOR

McAleer & Rushe Contracts UK Ltd.

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mcaleer-rushe.co.uk

01 INTRODUCTION

Keeping materials in use at 55 Broadway

The aim of this report is to contribute to the sustainable management of materials arising from the proposed refurbishment of the 55 Broadway comlpex, London.

492,313 kg

Estimated materials arising from the strip-out

3,181 m^3

Estimated volume of arisings

645,305 $kgCO_2e$

Estimated embodied carbon of arisings

Methodology

Information supporting the audit was gathered from architectural drawings of the existing building supplied by the client, as well as non-invasive observations and measurements carried out on site. Where information could not be gathered, assumptions were made based on typical scenarios for the building typology.

The information was analysed to estimate the materials arising, and the opportunities for reuse, recycling and landfill diversion.

This document shows a summary of materials identified across the site, the products contributing to each material, and recommended reuse/ recycling partners for each.

AUDIT CARRIED OUT BY

Nitesh Magdani, Justin Robinson

AUDIT DATES

5–6 August 2026

STANDARDS

GLA Circular Economy Statement Guidance (2022) · Code of Practice for Pre-redevelopment Audits (2017)

INVENTORY PLATFORM

Camio digital materials inventory

02 EXECUTIVE SUMMARY

A soft strip-out with strong reuse potential

RIBA STAGE	END USE	TARGET	AREA IN SCOPE
Stage 2	Hotel	BREEAM RFO Excellent	~400,000 sq ft GEA

“A substantial volume of loose furniture and fittings across the site is highly fit for reuse.”

KEY FINDING

Project background

This audit covers the 55 Broadway Complex: 55 Broadway, Albany House, Petty France and Wingover. The project is at RIBA Stage 2 and involves refurbishing the complex into a hotel, targeting a BREEAM Non-Domestic Refurbishment and Fit-Out (RFO) Excellent rating.

The design retains the existing structure and historic external fabric. A project team workshop on 19 August 2026 concluded that none of the strip-out items suit retention in the new luxury hotel, so external reuse routes are the priority.

Methodology

The audit follows the GLA Circular Economy Statement Guidance (2022) and the Code of Practice for Pre-redevelopment Audits (2017). Using Camio's digital materials inventory, it records every element due for removal, with estimated weights, volumes and contaminants, to assess its potential for a second life.

A collaborative workshop was held with the project team on 19th August 2026 to scrutinise high-value products and materials, evaluating their suitability for integration within the new development or for external circulation. Project team members were present from MAR, BPP and Caldwell. It was concluded that none of the strip out items listed in this audit will be suitable for retention or reuse for the development project as it will be a luxury hotel.

Objectives

01 Material visibility
Establish the quantities and types of materials arising from the strip-out.

02 Reuse identification
Catalogue key parameters to pinpoint opportunities for product reclamation.

03 Circular management
Recommendations that prioritise the waste hierarchy and maximise landfill diversion.

04 Carbon accounting
Estimate the embodied carbon of arisings, as displacement of new extraction.

05 Technical guidance
Routes to specialist advice on processing, recovery and further testing.

06 BREEAM & GLA support
Data for Resource Management Plans and Circular Economy Statements.

07 Performance targets
Benchmarked goals for reuse and recycling during the refurbishment.

03 SCOPE OF WORK

Four buildings, one soft strip-out

The physical scope of works is a soft strip-out only, confirmed on 24 June 2026. The audit covers approximately 400,000 sq ft GEA across four buildings.

The material assessments based on architectural drawings of the existing buildings, alongside non-invasive visual observations and measurements where access was available. Where direct access was limited or unavailable, material quantities were estimated.

4
Buildings in scope

37
Floors audited, plus basements

~400k sq ft
Gross external area (GEA)

Soft strip-out
Physical scope of works



01 55 Broadway

55 Broadway, London SW1H 0BD

14 floors + basement



02 Albany House

94–98 Petty France, London SW1H 9EA

11 floors + basement



03 Petty France

100 Petty France, London SW1H 9ET

6 floors incl. basement



04 Wingover

Broadway Complex, London SW1H 0BD

6 floors, no basement

04 TOTAL FINDINGS

492 tonnes of material, mapped and quantified

Key findings & key demolition products

The audit estimates key demolition and soft strip-out materials to help identify products and materials that can be reused or recycled, ensuring material value and utilisation remain at their highest level.

A significant finding of this audit is the presence of a substantial volume of loose furniture and fittings across the site. While these items are believed to remain outside the contractual scope of the demolition/strip-out audit, they are highly fit for reuse.

492,313 kg
Total estimated weight

3,181 m^3
Total estimated volume

645,305 $kgCO_2e$
Total embodied carbon

Materials summary

MATERIAL	EWC	WEIGHT KG	SHARE OF WEIGHT	CARBON $KGCO_2E$
Concrete	17-01-01	131,340	26.7%	13,528
Timber	17-02-01	90,468	18.4%	40,710
Gypsum	17-08-02	89,992	18.3%	35,997
Iron & Steel	17-04-05	32,756	6.7%	65,513
Metals	17-04-07	28,092	5.7%	70,230
Other (textiles)	—	27,949	5.7%	61,489
Carpet	17-02-03	25,402	5.2%	165,011
Glass	17-02-02	18,759	3.8%	16,883
Insulation	17-06-04	17,392	3.5%	22,610
Aluminium	17-04-02	8,600	1.7%	79,121
Plastics	17-02-03	7,784	1.6%	19,460
Chipboard	17-02-01	5,079	1.0%	3,372
Ceramics	17-01-03	4,200	0.9%	2,940
WEEE	16-02-14	3,661	0.7%	73,226
Stone	17-01-01	612	0.1%	61
Vinyl	17-02-03	150	0.0%	359.7
Total		**492,313**		**645,305**

Embodied carbon figures are approximate. Conversion factors are based on the ICE (Inventory of Carbon and Energy) database and will vary with product specification, manufacturing source and end-of-life route.

05 BUILDINGS · 01 OF 04

55 Broadway

55 Broadway, London SW1H 0BD - 14 floors plus basement



211,305 kg
Estimated weight

1,313 m^3
Volume not recorded per building

262,871 $kgCO_2e$
Embodied carbon

43 %
Share of site arisings

What this tells us

55 Broadway is the largest source of arisings on the site, accounting for around 43% of the total estimated weight. Concrete and gypsum from blockwork and stud partitions make up the bulk of that weight.

By carbon the picture changes: carpet, iron & steel and metals carry the highest embodied carbon, so prioritising carpet tile reuse and metal recovery here offers the largest carbon benefit.

LARGEST CARBON CONTRIBUTOR

Carpet

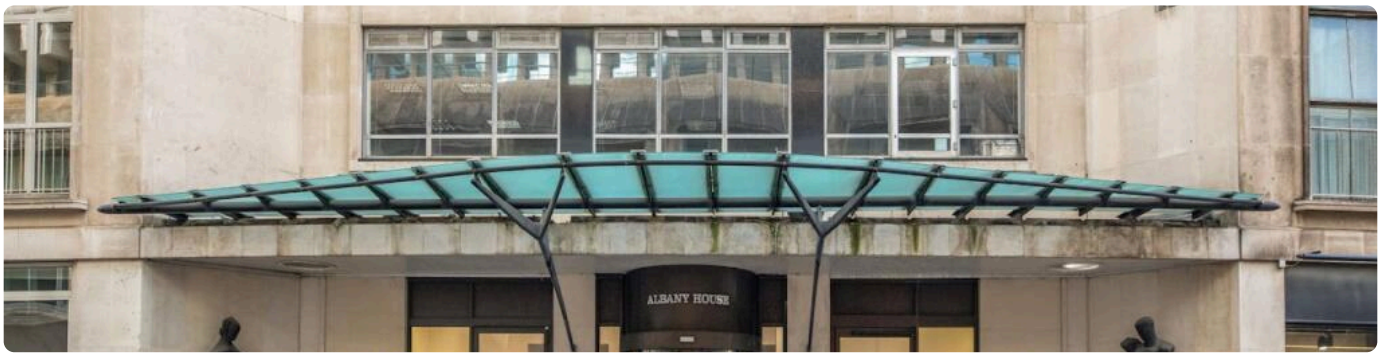
76,279 $kgCO_2e$ · 29% of this building's embodied carbon

MATERIAL	WEIGHT KG	CARBON $KGCO_2E$	CARBON SHARE
Concrete	55,830	5,750	
Gypsum	49,765	19,906	
Timber	25,841	11,628	
Metals	16,723	41,808	
Carpet	13,869	76,279	
Glass	11,734	10,561.	
Iron & Steel	10,536	21,073	
Other (textiles)	9,965	21,924	
Insulation	6,837	8,898	
Plastics	3,053	7,634	
Aluminium	2,472	22,743	
Chipboard	2,080	1,381	
Ceramics	1,877	1,314	
WEEE	598	11,964	
Stone	120	12	
Total	**211,305**	**262,871**	

05 BUILDINGS · 02 OF 04

Albany House

94–98 Petty France, London SW1H 9EA - 11 floors plus basement



108,116 kg
Estimated weight

858 m^3
Volume not recorded per building

133,841 $kgCO_2e$
Embodied carbon

22.9 %
Share of site arisings

What this tells us

Albany House contributes around 22% of site arisings by weight, dominated by concrete blockwork and timber from partitions and doors.

Carpet is the largest carbon contributor despite its modest weight, with aluminium close behind. Both are strong candidates for take-back and reuse routes.

LARGEST CARBON CONTRIBUTOR

Carpet

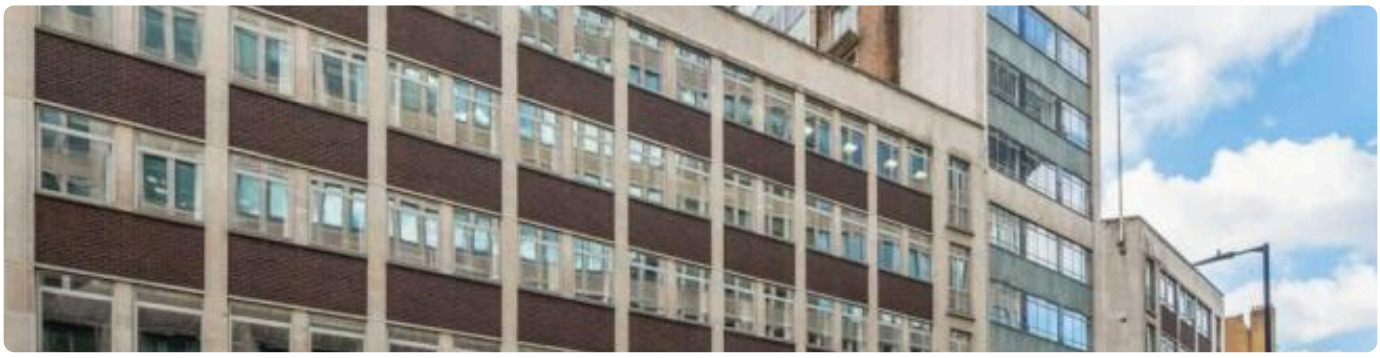
30,615 $kgCO_2e$ · 23% of this building's embodied carbon

MATERIAL	WEIGHT KG	CARBON $KGCO_2E$	CARBON SHARE
Concrete	30,960	3,161	
Timber	27,052	12,173	
Gypsum	16,887	6,755	
Carpet	5,566	30,615	
Iron & Steel	5,244	10,488	
Other (textiles)	4,790	10,539	
Insulation	4,141	5,383	
Glass	2,993	2,694	
Chipboard	2,166	1,438	
Aluminium	2,110	19,416	
Metals	1,832	4,581	
Ceramics	1,634	1,144	
Plastics	1,570	3,927	
WEEE	1,070	21,406	
Stone	292	29	
Total	**108,116**	**133,841**	

05 BUILDINGS · 03 OF 04

Petty France

100 Petty France, London SW1H 9ET · 6 floors including basement



90,944 kg
Estimated weight

532 m^3
Volume not recorded per building

134,694 $kgCO_2e$
Embodied carbon

18.5 %
Share of site arisings

What this tells us

Petty France has the highest embodied carbon per tonne of the four buildings. Concrete, timber and iron & steel make up most of its weight.

WEEE is the single largest carbon contributor from just 1.5 tonnes of equipment, so lighting and air conditioning units here should be prioritised for reuse and refurbishment.

LARGEST CARBON CONTRIBUTOR

WEEE

30,664 $kgCO_2e$ · 22.7% of this building's embodied carbon

MATERIAL	WEIGHT KG	CARBON $KGCO_2E$	CARBON SHARE
Concrete	26,010	2,679	
Timber	19,300	8,685	
Iron & Steel	14,291	28,583	
Gypsum	11,370	4,548	
Other (textiles)	4,927	10,841	
Carpet	4,442	24,431	
Insulation	2,730	3,550	
Aluminium	2,156	19,841	
WEEE	1,533	30,664	
Glass	1,365	1,228	
Metals	1,050	2,625	
Ceramics	601	421	
Plastics	586	1,466	
Chipboard	298	198	
Stone	200	20	
Total	**90,944**	**134,694**	

05 BUILDINGS · 04 OF 04

Wingover

Broadway Complex, London SW1H 0BD - 6 floors, no basement



81,947 kg
Estimated weight

476.64 m^3
Volume not recorded per building

113,898 $kgCO_2e$
Embodied carbon

16.7 %
Share of site arisings

What this tells us

Wingover is the smallest building in scope, at around 17% of site arisings. Concrete, timber and gypsum account for most of its weight.

Metals and carpet share the top carbon position, followed by aluminium and WEEE. Segregating these streams on site will protect their value for reuse and recycling.

LARGEST CARBON CONTRIBUTOR

Metals & Carpet

21,214 & 17,187 $kgCO_2e$ respectively · 33.7% of this building's embodied carbon

MATERIAL	WEIGHT KG	CARBON $KGCO_2E$	CARBON SHARE
Concrete	18,810	1,937	
Timber	18,273	8,223	
Gypsum	11,970	4,788	
Metals	8,485	21,214	
Other (textiles)	6,666	14,665	
Insulation	3,682	4,787	
Carpet	3,125	17,187	
Iron & Steel	2,683	5,367	
Glass	2,666	2,399	
Plastics	2,572	6,423	
Aluminium	1,860	17,120	
Chipboard	534	354	
WEEE	459	9,192	
Ceramics	86	60	
Total	**81,947**	**113,898**	

06 MATERIALS · 01 OF 07

Concrete

EWC 17-01-01 · Largest by weight

26.6%

of total arisings by weight

131,340 kg
Estimated weight

66.33 m^3
Estimated volume

13,528 $kgCO_2e$
Embodied carbon

Why it matters

Concrete accounts for an estimated 131.3 tonnes, the largest material by weight arising from the strip-out. Almost all of it comes from blockwork partition walls, with a small quantity of paving slabs.

Reuse potential	Low
Recycling potential	High
Primary route	**Recycled concrete aggregate**

Products contributing to this material

PRODUCT	WEIGHT KG	VOLUME M^3	CARBON $KGCO_2E$
Blockwork wall	128,340	146.33	31,757
Concrete paving slabs	3,000	2.16	309
Total	**131,340**	**148.49**	**32,066**

06 MATERIALS · CONCRETE

Reuse & recovery

Reuse

Low potential

Little potential for reuse of concrete elements. Existing precast elements should be prioritised for reclamation, following initiatives such as the Recreate and SuperLocal projects.

Recycle

High potential

Concrete is essentially 100% recyclable. Segregate on site or at a regional facility and crush to the WRAP Quality Protocol to produce Recycled Concrete Aggregate (RCA), ideally reused within about 5 km. On-site processing needs the relevant waste permits or exemptions.

Recovery pathways

- Bitumen-bound materials
- Structural concrete (≤20% coarse aggregate)
- Pipe bedding
- Hydraulically bound mixtures
- Unbound subbase
- Earthwork capping

Best practice & innovation

Smartcrusher

Separates concrete back into its original constituents, reducing demand for virgin cement.

K-Briq

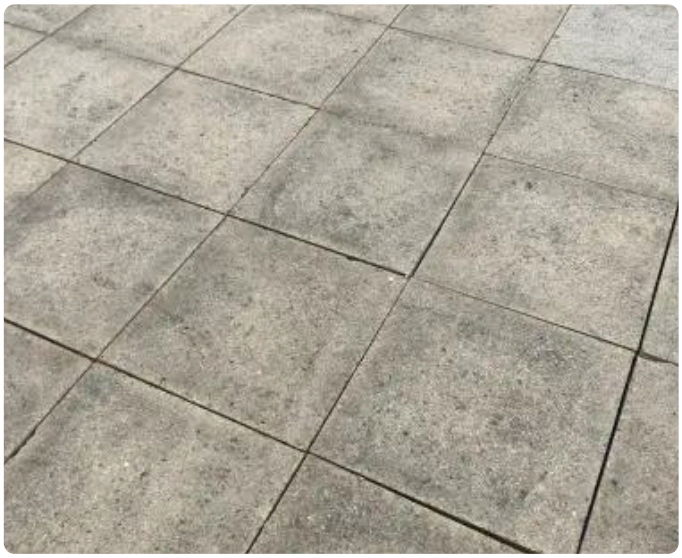
Masonry units made from inert construction and demolition arisings.

StoneCycling

Building products made from recovered construction waste.

Product photos





06 MATERIALS · 02 OF 07

Gypsum

EWC 17-08-02 Plasterboard

12.7%
of total arisings by weight

89,992 kg
Estimated weight

492.0 m^3
Estimated volume

35,997 $kgCO_2e$
Embodied carbon

Why it matters

Gypsum accounts for an estimated 89.9 tonnes, almost entirely plasterboard from stud partition walls. It must be kept clean and segregated: gypsum mixed with biodegradable waste generates hazardous hydrogen sulphide gas in landfill.

Reuse potential	Low
Recycling potential	High
Primary route	**Manufacturer take-back**

Products contributing to this material

PRODUCT	WEIGHT KG	VOLUME M^3	CARBON $KGCO_2E$
Stud wall	82,780	488.45	78,133
Blockwork wall	7,130	3.57	31,357
Total	**89,910**	**492.02**	**109,490**

06 MATERIALS · GYPSUM

Reuse & recovery

Reuse

Low potential

Little potential for reuse. Some plasterboard from partitioning could be reused in smaller sections, such as edges and areas where full-size boards would otherwise be cut to size.

Recycle

High potential

Clean, segregated plasterboard can return to new board production through manufacturer take-back schemes. If disposal is unavoidable it must go to a dedicated monocell landfill, never mixed with biodegradable waste. Recovered paper facing can be used in wallpaper production.

Recovery pathways

- Manufacturer take-back
- New plasterboard production
- Paper facing to wallpaper
- Recycled aggregate (plaster on blockwork)
- Monocell landfill (last resort)

Recovery partners

British Gypsum (Saint-Gobain)

british-gypsum.com

Collection service for waste plasterboard, feeding 100%-recycled plasterboard production.

Knauf Take Back Scheme

knauf.co.uk

Nationwide collection run with Encore Environment, routing waste back into local supply chains.

Product photos











06 MATERIALS · 03 OF 07

Timber

EWC 17-02-01 | High reclamation value

18%

of total arisings by weight

90,468 kg

Estimated weight

407.7 m^3

Estimated volume

40,710 $kgCO_2e$

Embodied carbon

Why it matters

Timber accounts for an estimated 88.7 tonnes, mainly from stud partitions and interior doors. Most of the solid timber identified retains high reclamation value, although small or broken pieces are unlikely to suit structural reuse.

Reuse potential	Medium
Recycling potential	High
Primary route	**Reclamation, then chipboard**

Products contributing to this material

PRODUCT	WEIGHT KG	VOLUME M^3	CARBON $KGCO_2E$
Stud wall	69,860	370.58	75,089
Interior doors	11,239	37.15	39,740
Total	**81,099**	**407.73**	**114,829**

06 MATERIALS · TIMBER

Reuse & recovery

Reuse

Medium potential

Doors can be reused, particularly if stripped out with fittings and hinges still attached. A local wood recycling organisation should be contacted to confirm which solid timber items are suitable for reclamation.

Recycle

High potential

Segregate timber on site where space permits. Most solid timber can be recycled, usually into chipboard. MDF, chipboard and engineered boards are hard to recycle because of their fibres and glues, so energy from waste is likely the best route for those.

Recovery pathways

- Door reuse with ironmongery
- Solid timber reclamation
- Chipboard recycling
- Energy from waste (engineered boards)

Recovery partners

Community Wood Recycling
communitywoodrecycling.org.uk
Network of social enterprises that collect, reuse and recycle waste wood.

Green Doors
greendoors.co.uk
Recovery partner for reclaimed internal doors.

Product photos







06 MATERIALS · 04 OF 07

Metals

EWC 17-04-05 · 17-04-07 | Ferrous & non-ferrous

12.4%
of total arisings by weight

60,848 kg
Estimated weight

513.1 m^3
Estimated volume

135,743 $kgCO_2e$
Embodied carbon

Why it matters

Metals account for an estimated 60 tonnes across ferrous and non-ferrous streams, led by radiators and server cabinets. They are highly valuable to recover: secondary aluminium needs only 5% of the energy of primary production.

Reuse potential	Medium
Recycling potential	High
Primary route	Scrap merchant recovery

Products contributing to this material

PRODUCT	WEIGHT KG	VOLUME M^3	CARBON $KGCO_2E$
Radiators	17,415	370.58	75,089
Server cabinets	13,977	142.56	34,942
Total	**31,392**	**513.14**	**110,031**

06 MATERIALS · METALS

Reuse & recovery

Reuse

Medium potential

Where structural steel is suitable for reuse, the SCI protocol covers testing for recertification. Many metal products in the inventory, such as radiators and server cabinets, can be reused on site or traded via a marketplace.

Recycle

High potential

Segregate ferrous and non-ferrous metals on site. Scrap merchants sort, shear, shred and bale material for smelting. Recycled aluminium needs only 5% of the energy of primary production, and architectural aluminium achieves 92–98% reclamation rates.

Recovery pathways

- Structural steel reuse (SCI protocol)
- Marketplace resale
- Scrap merchant recovery
- Aluminium closed loop (CAB)
- BCSA reclaimed steel specification
- ASBP Disrupt steel reuse toolkit

Recovery partners

EMR

uk.emrgroup.com

One of the UK's largest metal recyclers, with a construction and demolition scrap service across 60+ sites.

Celsa Steel

celsagroup.com

Buys back steel for recycling and provides vouchers for new high recycled content steel.

Cleveland Steel and Tubes

cleveland-steel.com

Collects structural steel and sells it on for reuse.

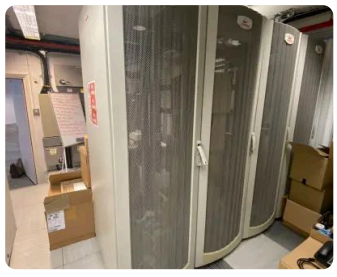
Product photos











06 MATERIALS · 05 OF 07

Carpet

EWC 17-02-03 | Highest embodied carbon

5.2%
of total arisings by weight

25,402 kg
Estimated weight

165.1 m^3
Estimated volume

139,713 $kgCO_2e$
Embodied carbon

Why it matters

Carpet accounts for an estimated 25 tonnes but carries the highest embodied carbon of any material on the site, at 140 tCO_2e. Up to 50% of carpet tiles in commercial spaces are typically suitable for reuse, resale or refurbishment.

Reuse potential	High
Recycling potential	Medium
Primary route	**Take-back and reuse networks**

Products contributing to this material

PRODUCT	WEIGHT KG	VOLUME M^3	CARBON $KGCO_2E$
Interface grey carpet tile	17,672	88.36	48,598
Unbranded carpet tile	11,529	72.74	31,704
Milliken carpet tile	800	4.00	2,200
Total	**30,001**	**165.10**	**82,502**

06 MATERIALS · CARPET

Reuse & recovery

Reuse

High potential

Up to 50% of carpet tiles in most commercial spaces are suitable for reuse, resale and refurbishment. Camio can list surplus tiles for resale or connect them with reuse partners.

Recycle

Medium potential

Tiles that are not suitable for reuse can be sent to specialist carpet tile recycling companies, such as Carpet Tile Recycling (carpettilerecycling.co.uk).

Recovery pathways

- Reuse and resale (up to 50%)
- Refurbishment
- Manufacturer take-back
- Specialist tile recycling

Recovery partners

Carpet Recycling UK
carpetrecyclinguk.com
Industry body coordinating carpet tile reuse and recycling routes nationally.

Shaw Contract re[TURN]®
shawcontractgroup.com
Free UK take-back and reuse network, expanded with the Salvation Army Trading Company.

UKSFA
uk-sfa.com
Non-profit association linking the flooring supply chain with reuse and recycling organisations.

Product photos







06 MATERIALS · 06 OF 07

Glass

EWC 17-02-02 | Partition systems

3.8%
of total arisings by weight

18,790 kg
Estimated weight

233.3 m^3
Estimated volume

16,883 $kgCO_2e$
Embodied carbon

Why it matters

Glass accounts for an estimated 24 tonnes, from storefront window units and glazed office partitions. Partition systems and lower-level facade assemblies have good reuse potential if they can be removed intact and stored safely.

Reuse potential	Medium
Recycling potential	High
Primary route	**Flat glass recycling (cullet)**

Products contributing to this material

PRODUCT	WEIGHT KG	VOLUME M^3	CARBON $KGCO_2E$
Glass storefront window unit	7,000	25.20	20,500
Glass partition wall unit	2,700	16.88	3,030
Glass partition	2,125	191.25	2,675
Total	**11,825**	**233.33**	**26,205**

06 MATERIALS · GLASS

Reuse & recovery

Reuse

Medium potential

Office glass partition systems and lower-level facade assemblies have high circularity potential. Direct reclamation requires loading onto steel A-frame stillages, with careful handling and secure storage throughout removal.

Recycle

High potential

Flat glass can be collected in segregated skips; site training and clear signage keep it clean. Laminated glass may not be suitable. Each tonne of cullet returned to production displaces 1,200 kg of raw materials and saves around 300 kg CO_2e.

Recovery pathways

- Partition system reclamation
- A-frame stillage recovery
- Cullet recycling
- Inert aggregate (lower value)

Recovery partners

RTS Waste
rtswaste.co.uk
Waste management and recycling services.

URM Group
urmgroup.co.uk
Glass recycling and processing.

Product photos











06 MATERIALS · 07 OF 07

WEEE

EWC 16-02-14 | Highest carbon per kg

0.7%
of total arisings by weight

3,661 kg
Estimated weight

22.1 m^3
Estimated volume

73,226 $kgCO_2e$
Embodied carbon

Why it matters

WEEE accounts for an estimated 2.8 tonnes, yet carries 55.1 tCO_2e of embodied carbon, the highest carbon per kilogram on the site. Ceiling lights, radiators and air conditioning units present a good opportunity for reuse, refurbishment and resale.

Reuse potential	High
Recycling potential	High
Primary route	**WEEE compliance schemes**

Products contributing to this material

PRODUCT	WEIGHT KG	VOLUME M^3	CARBON $KGCO_2E$
Window unit with radiator cover	1,458	17.50	54,419
Ceiling mounted light fitting	765	2.58	25,749
Ceiling cassette air conditioner	350	1.98	10,395
Total	**2,573**	**22.06**	**90,563**

06 MATERIALS · WEEE

Reuse & recovery

Reuse

High potential

Ceiling lights, radiators and air conditioning units present a good opportunity for reuse, refurbishment and resale, provided they are removed intact and tested before resale.

Recycle

High potential

Electrical equipment that cannot be reused must be recycled through a registered WEEE compliance scheme, keeping lighting separate from other electricals where possible.

Recovery pathways

- Lighting reuse and refurbishment
- Air conditioning unit resale
- Radiator cover reuse
- WEEE compliance recycling

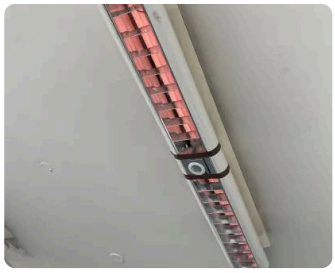
Recovery partners

Recolight
recolight.co.uk
UK WEEE compliance scheme for lighting, with free collection via 2,000+ points.

EMR
uk.emrgroup.com
Handles broader WEEE alongside metals, useful where electricals are mixed.

Product photos







07 MATERIAL PATHWAYS

Where every material goes next

Estimates of what has potential for reuse and what is most likely to be recycled. Treat these as targets, subject to products being dismantled intact.

31.3 t
Potential for reuse

390.5 t
Likely to be recycled

59 %
Of arisings diverted from landfill

MATERIAL	TOTAL KG	REUSE KG	RECYCLE KG	SPLIT
Concrete	131,340	3,000	128,340	
Gypsum	89,910	0	89,910	
Timber	88,709	4,971	75,700	
Iron & Steel	38,721	356	4,258	
Carpet	30,002	12,701	12,701	
Other (textiles)	28,204	0	28,204	
Metals	27,013	1,561	3,277	
Glass	23,995	3,338	14,071	
Insulation	17,606	0	17,606	
Aluminium	8,733	0	8,733	
Chipboard	7,351	446	446	
Plastics	7,054	2,614	4,288	
Ceramics	3,145	1,242	310	
WEEE	2,754	595	2,158	
Stone	796	494	302	
Vinyl	150	0	150	
Total	**710,472**	**31,318**	**390,454**	

Reuse Recycle Not yet assigned

Full reusable inventory
Every product identified as reusable, with photos and specifications, live in Camio.

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08 NEXT STEPS

From audit to implementation

A recommended sequence for putting circular economy actions into practice and keeping the most value in the building's materials.

PHASE 1

Plan

01	Agree reuse and higher-value recycling options and set targets.
02	Carry out further investigation per material and summarise results.
03	Agree the implementation strategy across the project team.
04	Develop resource passports for items destined for reuse.

PHASE 2

Market

05	Pre-Advertise items on the marketplace and build a list of warm recipients.
06	Agree specifications, conditions and logistics with third-party recipients.
07	Confirm transactions and timings, carry out interim strip-out and sale of removal items.

PHASE 3

Prepare

08	Prototype and test for future reuse or high-value recycling.
09	Agree supplier take-back and resupply arrangements.
10	Agree handling, transport and storage of reusable materials.
11	Write removal specifications into procurement requirements.
12	Appoint contractors committed to deconstruction and value retention.

PHASE 4

Deliver

13	Carry out the agreed implementation activities.
14	Report and monitor implementation and lessons learnt.
15	Hand over disassembly plans and resource passports.

FROM AUDIT TO SECOND LIFE

Sell, redistribute and reuse what this audit found

Every item in this audit is already catalogued in Camio, so it can move straight from inventory to action. Camio helps you sell surplus furniture, materials and products, redistribute them between buildings and owners, and manage refurbishment and repairs - keeping good assets in use, cutting disposal costs and saving embodied carbon.

Manage your assets
app.camio.co

Buy and sell second-life products
marketplace.camio.co

09 DISCLAIMER

Disclaimer & limitations of liability

This report has been prepared for the sole use of the client. Estimates are based on drawings supplied by the client, non-invasive observations and measurements taken during the audit, and reasonable assumptions for the building typology.

Duty of care

Services performed with the skill, care and diligence expected of a competent, professionally qualified consultant.

Liability

Total aggregate liability arising from this report shall not exceed £5,000,000.

Estimates only

Weights, volumes and embodied carbon are estimates and must not be used as guaranteed quantities for commercial purposes. Embodied carbon figures and reductionsz are approximate, and conversion factors are based on the ICE database.

No obligation to update

The report reflects conditions at the audit date. There is no obligation to revise it for later project changes.

Health, safety & deconstruction

Dismantling must follow manufacturers' guidance, appropriate surveys (e.g. asbestos), risk assessments and regulations.

Regulatory compliance

The client and contractors are responsible for waste permits, exemptions and environmental compliance.

Third-party reliance

No liability is accepted for reliance on this report by third parties without express written consent.

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