

GROSVENOR

Grosvenor Property UK

# Waste Approach

## Introduction

In 2020, in tandem with the launch of our Net Zero Carbon Pathway ‘Think Zero’, we committed to targeting zero waste by 2030.

Our goal aims to eliminate harmful discharges of waste to land, air and water to protect the environment and human health, while embedding circularity principles into our business activities. We will ensure our decision-making reflects this goal, through prioritising total waste reduction and reuse.

# Circularity as an opportunity:

We believe there are many benefits to a circular economy, such as:

- **A more resilient and efficient supply chain** through reducing our demand for virgin materials, mitigating our exposure to fluctuating availability and price volatility.
- **Enhanced transparency of our material flows** provides greater insight on waste and delivery management, the resources we have available and digital evidence of compliance.
- **Financial benefits** can be achieved through avoiding surplus, increasing reuse and generating income from selling materials back to the market.
- **Reduced carbon emissions** from circular design in developments and using less carbon-intensive waste processing methods.
- **Reduced pollution** through minimising the use of incineration and landfill, both of which pose environmental threats, destroy valuable resources and require extraction of new material.
- **Supporting nature** through reducing our demand on ecosystems and providing space for regeneration.
- **Improved wellbeing** of our local communities and their perception of cleanliness, and of those where we extract materials or send waste to.
- **Aligns with evolving legislation and best practice** in the form of national legislation, regional and local authority strategies, as well as sector thought leadership.

# Scope of approach

We create waste during development activity and operation of buildings across our value chain. This includes directly generated waste from our developments and the operation of our own corporate facilities, and indirect waste from the properties and places we manage. Our approach focuses on where we have meaningful control, therefore our zero waste targets apply only to directly generated waste. However, we endeavour to monitor occupier waste data and engage where possible to apply circularity principles.

# 2030 Targets

Our 2030 targets define specific goals based on waste generation source. This covers waste reduction targets, which considers the total material volumes generated at the site/property and reuse, recycling and diversion from landfill rates, to measure the proportions of the total material volume that is going to each treatment route. We commit to reporting against these goals annually.

## What we are doing

## 2030 targets

### Total waste reduction

#### Developments

8.5 tonnes/100m<sup>2</sup> waste on new build residential developments  
6.5 tonnes/100m<sup>2</sup> for large new build commercial developments  
3.5 tonnes/100m<sup>2</sup> for small developments and refurbishments

#### Operations

No specific target yet defined. We are monitoring to identify an appropriate % reduction against a baseline year.

### Maximising the reuse and recycling of materials

#### Developments

85% waste generated to be reused or recycled by tonnage, 15% of which to be reused

#### Operations

75% operational recycling rate for corporate facility operations

### Diverting waste from landfill

#### Developments

>99.5% non-hazardous development waste to be diverted from landfill

#### Operations

100% non-hazardous operational waste diverted from landfill for corporate facility operations

# 2030 Goals

Aligning with best practice, our definition of zero waste includes:

- i. Reducing absolute waste generation
- ii. Maximising the reuse and recycling of materials
- iii. Eliminating disposal to landfill

Zero waste only refers to ‘avoidable’ waste, meaning all waste with a viable alternative to landfill disposal. This excludes hazardous waste, which is covered by our legal compliance with waste duty of care legislation and follows legally mandated disposal routes.

## Supporting our goal to reduce absolute waste generation:

**Avoid:** We are challenging the need for more material and retaining as many existing materials as possible. We also seek to adopt alternative ownership models to facilitate the extension of a product or material’s lifecycle.

**Reduce:** We are reducing the volume of waste generated through efficient design to avoid offcuts and overordering and removing unnecessary packaging.

## Supporting our goal to maximise the proportion of waste going into reuse or recycling streams:

**Reuse:** We identify materials that can be reused for their original purpose after limited processing (such as cleaning or repairing) either on the original site or sold in the second-hand market. We aim to increase the proportion of additional materials procured to be reused and designed to be dismountable for reuse. We also aim to view buildings as material banks and better understand the materials we already have and their reuse potential.

**Recycle:** We will recycle materials into new products and prioritise closed-loop solutions to maintain the highest value of the material.

## Supporting our goal to eliminate disposal to landfill:

**Recover:** Using waste to serve a useful purpose by replacing other materials that would have otherwise been required to perform a particular function. This includes incineration with energy recovery, anaerobic digestion, gasification and pyrolysis. We aim for all organic materials such as food and garden waste to be sent to anaerobic digestion. Any general waste that does not yet have a feasible recycling route, we will divert from landfill and send for incineration with energy recovery (also called Waste to Energy). We acknowledge the negative impact of incineration on the environment, so we will use as a last resort for non-recyclable materials.

**Dispose:** Includes landfill disposal and incineration without energy recovery. We will avoid incineration without energy recovery, and landfill disposal will be reserved for hazardous waste that has legally mandated disposal routes.

Avoid

Reduce

Reuse

Recycle

Recover

Dispose

# Glossary

## Zero waste

A situation in which no avoidable waste material is produced and discharges to land, water or air are eliminated to protect environmental and human health. This is achieved through implementing design and management principles that avoid and eliminate the volume and toxicity of waste and materials, while all resources in use are conserved and recovered, and none is incinerated or buried.

## Circularity

Also known as the Circular economy, circularity is a system where materials never become waste through continually reusing them at their highest value and where nature is regenerated.

## Closed Loop recycling

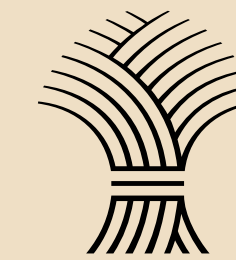
A method of recycling where a material can be used and then turned into a new product, or its raw material components indefinitely without losing its properties in the process. Glass and aluminum are example materials with current closed-loop processes as they can be recycled continually.

## Waste intensity

Measures the amount of waste generated per unit area. Waste intensity targets are most relevant for development projects and our targets are based off the BREEAM points system.

## Diversion from landfill

Prevents waste from being sent to landfill, and instead diverts to waste treatment routes further up the waste hierarchy.



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