



TRADESKIPS

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A Guide to City Centre Waste Management



The urban population has been on the increase for nearly 20 years and doesn't show signs of slowing down anytime soon.

In 2015, 82.5% of the population in the UK were living in urban areas and cities like Manchester and London are working hard to keep up with the trend. London in particular is scattered with building sites and, in 2016, The Financial Times reported a 40% increase in the number of new homes over 18 months. Around the same time, the MEN reported 32 new developments were being planned across the city centre incorporating 10,000 apartments, arts venues, hotels and parks.



With so many projects underway, city centres across the UK are full of building sites, often making use of awkward patches of land and requiring demolition or remodelling of existing buildings. But while these sites are ideal locations for the completed project, they can cause some problems for the contractors working on the projects, especially when it comes to the collection and delivery of skips.

Tight access to a small and awkwardly shaped site makes it more difficult to manage waste collection and storage; and during the stages where waste production surges, storing waste may be impossible. City centre sites often take multiple deliveries in a day meaning that skips must arrive at a particular time within a restricted timeframe. Further problems may include waste containment and managing multiple contractors as well as multiple waste streams.

As a waste management solutions company, Trade Skips has plenty of experience in handling the daily needs of city construction sites as well as quickly finding ways to deal with the unexpected problems that make our job exciting. We have a passion for problem solving and logistics that goes hand in hand with our 'right waste, right place' philosophy.

The aim of this guide is to tackle each of these problems and provide some of the simple but often innovative solutions we have implemented with our own clients. So if you recognise any of these common problems, read on for our recommendations.

The vast majority of city centre sites will have tight access. Even on larger sites, it is likely that you will be hemmed in by other buildings and small roads. This can make construction work more difficult but it doesn't need to be impossible. No site is impossible.

WAIT AND LOAD SKIPS

Unlike more rural sites, which often have a compound or yard for their waste, space is at a premium in the city centre and storing waste can be a problem. Many city centre authorities will not allow you to leave a skip on the road in certain areas for multiple reasons: it is a security hazard, there is the potential for fly tipping and congestion amongst them.

The best way to gain access to a skip without leaving one on either your site or on the road is simple: a wait and load skip service. This service does exactly as the name implies: the skip remains on its lifting chains while you load it then as soon as you've filled the skip they will take your waste away. Using this method, you can avoid leaving your skip on the road without having to find space on your site.

As many city centre sites are also affected by restrictions in delivery times, the best skip companies to use will be the nearest ones. Being close to the service will give you a better chance of getting the skip to arrive within a small window of time, especially if you have multiple deliveries arriving in close proximity. However, many skip providers are resistant to the idea of wait and loads often charging much more, so finding the right local provider can sometimes be quite difficult.

To get the very best and most consistent service, a waste management solutions company will be able to organise the logistics for you. They will also have a large network of the best local skip companies with whom they have a good working relationship meaning that you will get a high level of customer service and preferential rates.

Advantages of wait and load skips:

- Your waste is gone as soon as the skip is filled
- No permit required
- No extra space is required on site



TOP TIP

DRESS REHEARSAL

Test whether your solution will work by doing a dress rehearsal of the arrival, pause and departure. This may cost you a bit extra, but it is well worth checking that the vehicle is appropriate for your location before the day. No-one wants to find out on the day that their skip can't be delivered because it can't access the site!

MOVING WASTE IN SMALL SPACES

Waste storage is not the only problem for small sites, moving waste in such a tight area can also be difficult. If you are working on a tall building, for example, an office refit, then removing waste from a top floor to the skip below could pose an issue requiring an innovative solution.

This is exactly the issue one of our clients had.

Dragonfly offers leading commercial design and fit out services and creates exceptional working environments for a range of businesses and industries. Trade Skips worked with Dragonfly on a city centre site with tight access and restricted space, where they were also affected by restrictions in delivery times and had limited space to store waste onsite.

DRAGONFLY

Dragonfly Contracts

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Trade skips are extremely reactive and attentive to our needs; they always get our skips out exactly when we need them even at short notice. Whether it's 6 in morning or the middle of the night someone will always take my call.

City congestion is always going to affect the way that building sites operate and your deliveries and collections may be restricted to certain times. Often, this means that you will have to arrange for your deliveries to arrive outside your usual working hours.

OUT OF HOURS DELIVERIES

If you are restricted to certain times for deliveries or are operating in a congested area, then out of hours deliveries are your best option. A good waste management solutions company will be able to use their network in order to provide the service at the time you require, whatever the hour. The very best waste management solutions company will answer the phone, whatever time you call, to deal with any unexpected issues that may also require an out of hours skip.

LOCAL COMPANIES

City congestion can often cause delays and, if you are expecting a skip to arrive at a particular time, your central location can work against you. While no-one can help the amount of traffic on the roads, using a local company over another company further away will give you a better chance of keeping to your schedule. Not only will they be more familiar with your local area, their proximity will mean a faster service.



TOP TIP

GOING LOCAL

Using a waste management solutions company with a great local network will ensure that your skip will arrive within the set time parameters. The nearer their providers are to you, the more likely you will be able to narrow down to a more specific time slot.



HIGH VOLUMES, SHORT TIME

Most city centre construction sites will produce high volumes of waste in a short period of time. This is simply the nature of building projects. However, if you have a small site, storing waste for any period of time isn't ideal - you need to be able to use every inch of space as efficiently as possible!

One skip provider may not be able to handle the amount of waste you are producing in such a short period of time, meaning that you will more than likely require multiple providers at once to deal with multiple different waste streams.

As sites usually produce certain types of waste in high volumes one after another, understanding the process timetable is vital for the waste logistics. For example, an office refit site is likely to produce lots of carpet tiles at once, then go on to removing glass etc. If you can predict when you will produce a certain type of waste, then you can arrange for each specialist waste carrier to arrive at exactly the right time.

A waste management solutions company will be able to handle all the logistics of dealing with so many different aspects of waste over such a short period of time. They will be able to use their network in order to cherry pick the most appropriate waste carriers based on merits such as proximity, relevant licences and appropriate services.

Another advantage of using a waste management solutions company is that if you should encounter any unexpected problems onsite during this period, you will be able to access the team at any time for a fast, reactive service.

Advantages of waste management solutions companies:

- Ability to cherry pick from the best skip companies
- Access to specialist skip providers for particular waste streams
- All the logistics are managed for you



TOP TIP

ARRANGE A SITE VISIT

Trade Skips is a proactive waste management solutions company. They will visit your site in order to determine exactly which types of waste will be produced and when, rather than make assumptions that may cause problems later on.

City centre projects are fast paced and often a site will be the workspace of more than one contractor at a time. This is great for increasing the speed of a project but it can lead to some confusion when it comes to waste disposal.

With minimal time and everyone racing to finish the job, figuring out whose skip belongs to who won't be at the top of everyone's mind. This can lead to contractors putting their waste into a skip they haven't paid for. This isn't just frustrating, it could lead to you having to fork out extra because the waste is not what was anticipated by your waste collector.

The problem is easy to avoid though.

One simple way to avoid other contractors filling up your skip is to use a lockable skip. This will also make your skip more secure. Branded enclosures are another obvious way to clearly define an area for a particular contractor.

Rather than just using a sign to indicate which type of waste needs to go in the skip, this clearly branded enclosure also contains any waste that may blow out of the skip keeping

the area neat and tidy as well as properly segregating waste. In other words, branded enclosures make dumping waste in the wrong skip by accident more difficult.

Advantages of branded enclosures

- Ensures proper segregation of waste
- Contains any waste that may blow out of your skip
- Clearly defines the area for your skip



TOP TIP

USE A DUAL BRANDED ENCLOSURE

A dual branded enclosure is a great opportunity to market your brand as well as contain your waste and clearly define the area for your skip. Brightly coloured brands will also make it easy to locate the correct skip if they are being moved around the site.



Space is a premium in the city centre so storing waste could quickly become a problem. You will inevitably have to store waste for a period of time - even if it's only for a day or even a few hours. In order to keep your site safe and tidy you should use clearly visible and labelled storage.

If you are producing multiple streams of waste, it is important that you can segregate each stream. This will make the processing easier (and possibly cheaper), especially if you are using multiple skip providers with different specialisms. For example, if you are using one provider for plastics and another for bricks, mixing the two types of waste will make it impossible for either provider to do their jobs.

It is good practice to clearly label all your skips so that different waste streams are not accidentally mixed, leaving you to either separate the waste out again or have to send it as mixed waste. Using bright colours and branding will also help this process. As mentioned before, a branded enclosure is the ideal solution to this problem.

If you have hazardous waste on site, then a COSHH or drum store is the best solution. They are both clearly labelled and can be secured with a padlock. Well designed stores also have external noticeboards to help you keep track of what is being stored inside. This will also assist the emergency services should an incident occur.



TOP TIP

KEEP INVENTORY OF HAZARDOUS WASTE

It is good practice to maintain an inventory of the hazardous wastes kept on your premises, and where they are stored - this will help the emergency services to deal with any incident effectively and safely.





A FULL SERVICE WASTE MANAGEMENT SOLUTIONS COMPANY

Trade Skips is a waste management solutions company. This means that we don't just arrange skips, we also provide every service you could possibly require. We take the time to get to know your waste streams with regular site visits to establish your needs and to ensure consistently excellent service. If something unexpected should happen, we will be there to help you, whatever the time of day.

Whatever the compliance, logistics, recycling, recovery and disposal services you need, we can find a solution. Our speciality is intuitive problem solving and we will accept any challenge. This means that if you have a particularly complex set of wastes, a site with difficult access or a sudden surge in waste, we can handle it.



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