



High Chelmer SHOPPING CENTRE

High Chelmer Managed Shopping Centre

Sector: Shopping Centre Management

Size: SME

Company Overview

Chelmsford's High Chelmer Shopping Centre is the town's largest shopping centre, and consists of over 80 retail outlets. It is managed by LaSalle Investment Management, one of the world's leading real estate investment managers.

Project Overview

High Chelmer Shopping Centre consists of over 80 retail outlets arranged principally off three malls intersecting Central Square. This arrangement means that there are effectively four service yards providing deliveries and back-of-house services to the retail units.

The shopping centre provides waste recycling facilities for tenants in each service yard; the tenants are responsible for disposing of their own general waste. In 2005, High Chelmer participated in the Envirowise Managed Shopping Centre Campaign, aimed at raising awareness within the shopping centre, in an effort to reduce waste generation and increase recycling.

Prior to the Campaign, the centre recycled cardboard, with pallets and steel being collected and reused where possible. However, a number of opportunities to improve waste management were identified during the Campaign:

- improving the segregation and disposal of cardboard;
- segregating and baling polythene.

Since the Campaign, High Chelmer

has improved its recycling service to tenants and the following initiatives have been implemented:

- Tenants' waste obligations are specified by High Chelmer management. Tenants are specifically expected to separate cardboard and clear plastic for collection by centre management, whilst waste minimisation is also encouraged.
- In September 2006, vertical balers were installed in each service yard. In the first full year of operation, around 180 tonnes of cardboard were baled to facilitate recycling.
- In the first full year of operation, polythene baling diverted 6.1 tonnes of polythene from landfill. In October 2007, a designated polythene baler was installed to further improve recycling rates.
- High Chelmer management has introduced a number of rainwater harvesting tanks, collecting rainfall runoff for irrigation purposes across the site. This initiative will reduce High Chelmer's mains water use and, therefore, lead to potentially significant cost savings on water bills.

Benefits

Waste/Material

180 tonnes of cardboard diverted from landfill in the first full year of operation.

6.1 tonnes of polythene diverted from landfill in the first full year of operation.

Water

Mains water usage has been reduced, leading to potentially significant cost savings on water bills.

Financial

Financial savings made from improved recycling initiatives have provided means to support other currently non-financially self-sufficient environmental initiatives.

Waste Minimisation

High Chelmer Management implicate specific obligations to their tenants regarding waste disposal. Tenants are expected to separate cardboard and clear plastic for collection by centre management, whilst waste minimisation is also encouraged.

Vertical balers are installed in each service yard to facilitate recycling. In the first year of operation this was found to save large amounts of cardboard from going to landfill, and is expected to continue in this success.

- 180 tonnes saved per year!

A designated polythene baler was also installed to service yards to further improve recycling rates. Again the first year of operation has proved hugely successful, and should continue to produce similar results in the future.

- 6.1 tonnes saved per year!

LaSalle Investment Management

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Financial Implications

Any savings made from improved recycling initiatives have subsidised other, currently non-financially self-sufficient environmental initiatives. This has enabled High Chelmer to maintain stable waste cost levels, at a time when waste disposal costs have increased dramatically.

Water Savings

High Chelmer management has introduced a number of rainwater harvesting tanks, collecting rainfall runoff for irrigation purposes across the site. This initiative will reduce High Chelmer's mains water use and, therefore, lead to potentially significant cost savings on water bills.



Support organisation details:



Advice Line 0800 585794
www.envirowise.gov.uk