



Annual PAS 402 Report

1 July 2024 – 30 June 2025

	Name	Company	Role	Signature	Date
Report approved by	Kenny Fagan	Oakwood Plant Ltd	Manager	KENNY FAGAN	29/10/2025



Who We Are

In 1964 Matthew Lennon Founded M Lennon & Co. Ltd, a general contracting, demolition, civil engineering and plant hire company, operating locally to the present headquarters. With the formation in 1977 of Oakwood Plant Limited, under which the much-increased plant fleet, demolition and civil engineering works operated, M Lennon & Co Ltd became and remains involved in general contracting and development.

Since 1977 Oakwood Plant Group companies have grown in size and strength. We have a policy of continual improvement within our activities, increasing and modernising the plant fleet, ensuring top quality staff are employed in key positions and that quality and client expectations are understood and achieved. Matthew has since retired but his two sons and Kevin Lynskey manage the day to day running of the company.

We have retained our membership of the Green Compass scheme because it gives us an opportunity to show current and future clients how we manage our waste and our facilities and what lengths we go to, to keep improving the working environment for our staff and the management of our infrastructure.



Index

Scope	4
Client Relationship	7
Impacts & Risks	8
Operational Management	9
Competence	10
Legal and other requirements	12
Corrective, preventive and improvement actions	12
Performance Review	13



Scope

Oakwood Plant Ltd

Oakwood Plant is located off Nobel Road in Edmonton, London and is part of the well-established Oakwood Plant Group which offers the resources and experience necessary to undertake demolition, excavation, de-contamination and civil engineering projects of all types. At the Nobel Road site we own and operate a licensed waste transfer station where we receive waste from construction and civic amenity sites all over London and the South for recycling. We primarily accept household, commercial and industrial waste from the local council and construction, demolition and garden waste

We are licenced by the Environment Agency as waste carriers and authorised by the environmental permit for our recycling and waste management activities.

We have a wealth of knowledge in the area of civil engineering, demolition and dismantling, striving to offer solutions that are both practical and economically viable. We offer both our existing and potential clients, including developers, consultants, authorities and contractors, advice and budgets for their schemes. We are well aware of the environmental disruption that demolition and civil engineering works can cause and take great care to minimise this.

We are fully insured for all aspects of our recycling and waste operations. The following materials are manually sorted, separated and transferred off-site to suitably permitted reprocessing facilities:

- Inert soils and stones;
- Hardcore, bricks and concrete;
- Plasterboard;
- Wood;
- Plastics, paper and card;
- Green waste; and
- Ferrous and non-ferrous metals.

Associated facilities:

- A vehicle workshop, company office, parking area and welfare facilities for the workforce are in place at the site.
- The entrance to the Site is off Nobel Road and the weighbridge is set back from the gates to prevent the need for vehicles to queue onto the public highway.
- Self-propelled road sweepers are used to minimise carry-out of mud onto the public highway.

Our waste management services include:

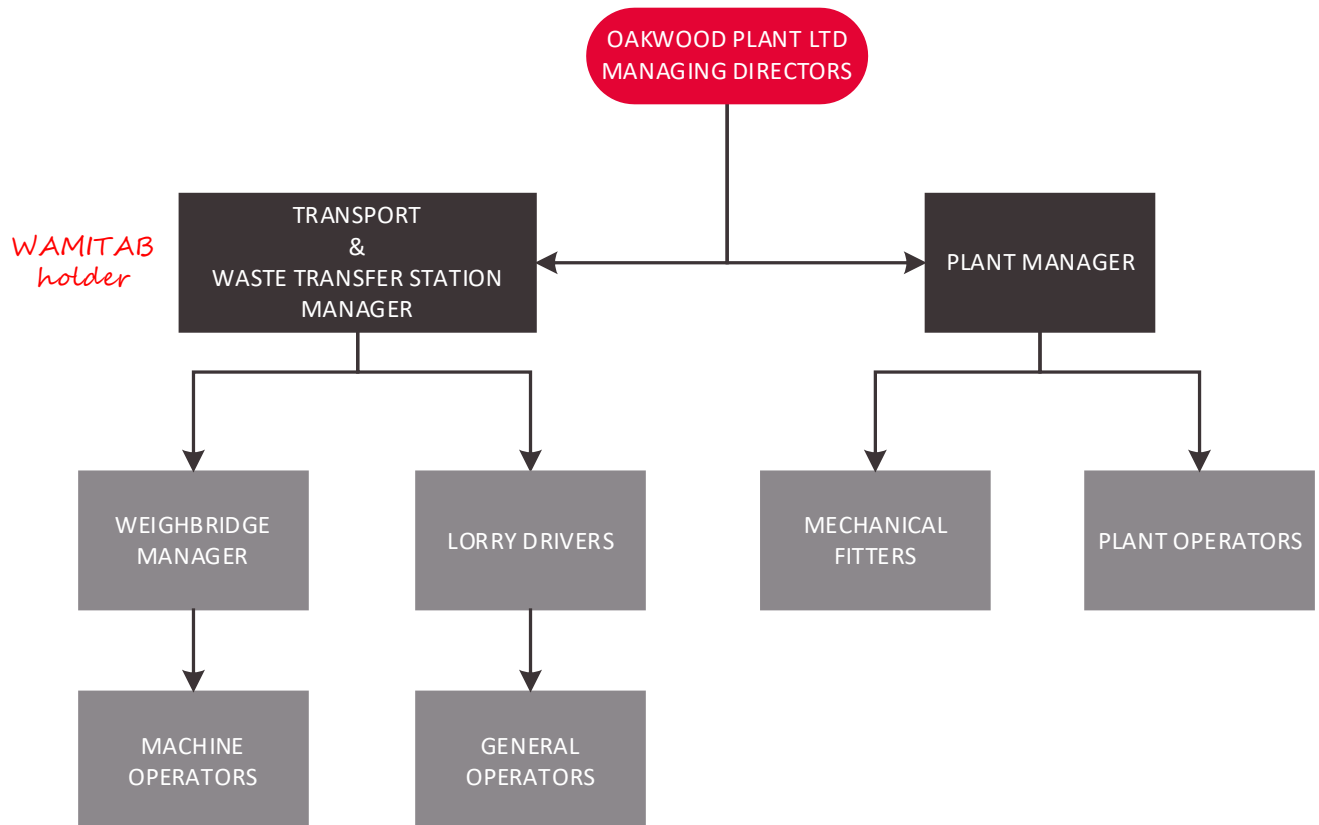
- From 4 yard skips to 12 yard skips;
- 12 yard sealed skips;
- From 20 yard to 40 yard Rolonof bins;
- A fleet of modern, well-maintained, environmentally friendly delivery and collection; vehicles; and
- A wait and load service for both skips and Rolonof bins.



Company Management System and Company Structures

Oakwood Plant's Company Management System is available in electronic and hardcopy format for use by all staff, consisting of the Health, Safety, Welfare, Environmental and Training Policy and the Environmental Management System.

The group structure is shown below:





Environmental Permits		
Permit Name & Reference	Activities	Tonnage Limits/Expiry dates
Environmental Permit WML 80316 (EPR/VP3791NV) Planning Permission TP/89/1357	Household, Commercial and Industrial waste transfer station. No hazardous waste, clinical waste, liquids or sludges are handled at the site. The site is authorised to accept non-hazardous inert waste and non-putrescible waste such as wood, metal, cement, plasterboard etc.	Incoming: 160 t/day Mon-Fri 85 t/day Saturday Outgoing: 200 m ³ Mon-Fri 105 m ³ Saturday Stored waste – no more than: 400 m ³ at any one time 1.75 m high
Waste Carriers Licence CBDU111156	Carrier, Broker, Dealer – Upper Tier	Expires 16/07/2028



Client Relationship

We consider our clients to be the customers who bring waste into our site and the companies who receive our waste for recycling and/or recovery.

Oakwood Plant has the resources and experience to offer a full range of services, primarily on our website at <http://www.Oakwood Plant.tv/>. We welcome external audits from our customers and waste receivers as we are proud of the services we offer.

When ordering a skip, we ask customers to provide the following information so that we can provide the best service. The questions are kept to the essentials for efficiency:

- What type of skip is required;
- Type and quantity of waste;
- When/where it needs to be delivered, removed or exchanged;
- Whether or not the skip will require a permit for its location either on or off the road;
- What type of waste is to be collected;
- Contact details;
- Any delivery instructions;
- Traffic management plans if relevant; and
- Site rules if relevant.

We care about helping our customers understand their waste better, and what we cannot take, so we make it clear to the customer that they must not put the following in their skip or bin:

- Fridges/Freezers;
- Tyres;
- Paint Cans;
- TV's/Monitors;
- Asbestos;
- Clinical/Medical Waste;
- Fluorescent Tubes;
- Solvents;
- Liquids;
- Oil;
- Batteries;
- Plasterboard (max 10% of load);
- Hazardous/Toxic Material; and
- Large tree trunks.

However, if customers have any of the above, Oakwood Plant can offer a service to dispose of them correctly and legally with an audit trail. We encourage customers to call our dedicated waste team if they are unsure if a material is suitable for a skip.



To reduce the risk of a job having to be stopped, which can incur more fuel consumption and cost, we explain to the customer that the waste must not exceed the top of the skip's walls – otherwise it is illegal. If the customer has heavy materials to dispose of, such as soil or hardcore, a skip between 2 yards and 8 yards is required as the larger skips cannot be lifted with these heavy materials.

Once agreed with the customer we confirm the cost and payment terms and conditions in writing.

Quality of waste for our receivers

When sorted waste streams such as wood, soil and stones and hardcore leave our site we check to ensure it is the quality required by the receiving sites. For example, checks include 'is there any contamination', 'is it dry enough for recovery' and 'is it contained safely for both transportation and quality purposes'.

If there are any issues regarding the quality of our waste we work with the receiving sites until the matter is resolved and the waste is what they need and expect.

There is no end-of-waste processing on our site such as aggregate or compost production.

Impacts & Risks

Oakwood Plant has undertaken an assessment of all areas of their operations at the Nobel Road Site which have the potential to cause harm to human life or significant environmental harm. This assessment is repeated for any operational changes or relevant changes to the area around the site and includes consideration of environmental monitoring, any complaints and the outcome of audits. Where a significant risk is found it is put into an action plan so that improvements can be made. Managers meet to discuss opportunities for improvements on site that have been highlighted by the risk assessment process.

CO2 emissions have been identified as one of the higher risks within the business; these are kept to a minimum by reducing company travel to essential journeys only, working with customers to make sure a job can go ahead smoothly, using vehicles with Euro 6 engines only, routing vehicles in the most efficient way and monitoring and reviewing fuel usage on a regular basis. Oakwood Plant works with the authorities to agree local traffic routes where restrictions are necessary.

Our Accident Prevention and Management Plan and Fire Prevention Plan are in place to ensure all steps are taken to stop an accident, environmental pollution or fire from happening. If anything does occur, we know what action to take to minimise any impacts. We care about the other businesses around us and have checked that there are no specially protected habitats nearby in London that could be particularly sensitive to our activities. We carry out site inspections on a daily basis to ensure there are no leaks or spillages, and our yard is fully surfaced with no discharge to sewer or any other off-site drainage system.

Our Health, Safety, Welfare, Environmental and Training Policy covers individual responsibilities for health and safety in detail so that staff are aware of their obligation to identify risks associated with the business. It also sets out the arrangements for health, safety and environmental risk management in considerable depth.



Climate Change

We have a Climate Change Adaptation Plan including a focused risk assessment that highlights the following specific risks on our site:

- odour risks during milder winter months
- lack of water for dust suppression
- failure of control and monitoring systems due to heat (especially the weighbridge, an essential requirement)
- drought
- failing IT systems

The plan describes our approach to managing each of these priorities, taking into account the risks to our business from climate change and the risks our business creates due to climate change. We consider the impact on others of our site activities and communicate to stakeholders and other interested parties if there are any emergencies that may affect them due to severe weather events etc.

Operational Management

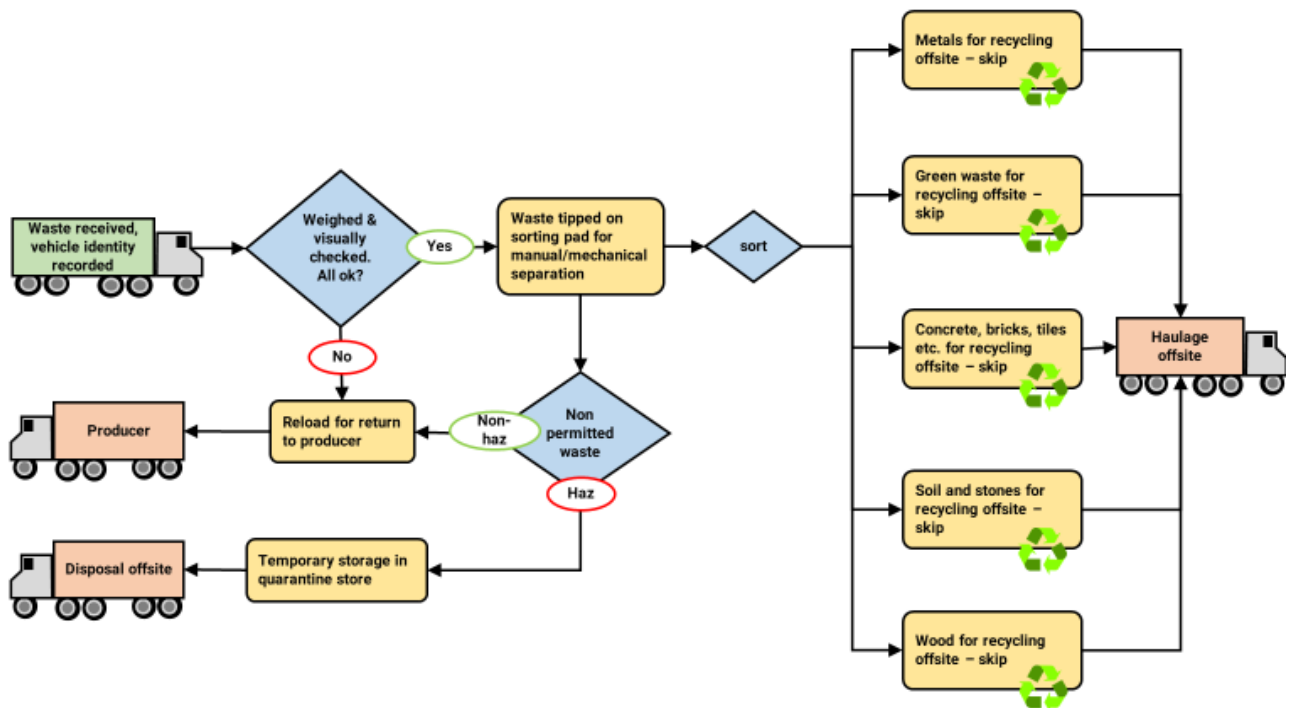
Understanding the impacts and risks on our site means that we can manage our operations to reduce health, safety, environmental and quality risks. We have a series of procedures in place and staff are trained accordingly.

All staff and visitors on site, including drivers, are expected to use reasonable skill and care when carrying out activities and are given a site induction to ensure they follow all site rules and instructions, which are provided and displayed.

To reduce the risk of non-conforming wastes being delivered to the recycling facility, pre-acceptance checks of the materials and the customer are made prior to acceptance of their waste on site. The nature of the waste is assessed and any material which could affect the recycling potential of a whole load is kept separate or refused. The List of Wastes (LoW) code for the waste is matched against the environmental permit to check it can be taken into the site.

On arrival, wastes are weighed and checked to ensure that the material matches the duty of care documentation, then sent to the correct area on site for processing. The identity of the vehicle is recorded for traceability of each load. Non-conforming wastes are turned away and the customer informed of the decision and reasons for the non-conformance. Photos and other evidence (e.g. samples) of the waste are provided where necessary.

The process flows below show how waste and recycling is processed on site:



Maintenance of Plant & Machinery

To reduce the risk of plant and equipment failure we have a detailed maintenance plan in place. The plant and equipment manufacturer's requirements are programmed into the maintenance plan and calendar where appropriate. When action is taken to maintain or carry out work as a result of a malfunction or breakdown, a record is made of the corrective actions carried out.

Records of maintenance are kept electronically and/or in hardcopy depending on ease of use and how records are provided to Oakwood by service providers.

An up to date register is kept of all plant and equipment on site relating to the waste transfer station. When we purchase plant and equipment we consider carbon emissions, and purchase the cleanest engine types where possible.



Competence

All personnel regularly working at the site are suitably inducted, trained and instructed in the correct procedures for handling wastes and other materials processed at the site. This includes relevant knowledge of the requirements of the environmental permit and emergency procedures. Oakwood Plant have a staff training and induction procedure and regularly undertake toolbox talks for our staff and employees. We are committed to giving staff the time they need to be trained and carry out annual performance reviews of each member of staff and employee to ensure that the training needs are identified. We put plans put in place to ensure that each employee receives the correct tailored training for their specific role.

The following members of staff hold Certificates of Technical Competence (CoTC):

Environmental Permits	CoTC Qualification	Cert No	Expiry Date
Kenneth Fagan	Transfer – Non-hazardous waste	5241824	22/12/2025
Kenneth Fagan	Treatment – Non-hazardous waste	5241824	22/12/2025

Organisational memberships:

Qualification/Membership	Expiry Date
Fleet Operator Recognition Scheme (FORS) Silver	16/10/2026
Chartered Institute of Waste Management (CIWM) Affiliated Member (held by Kenneth Fagan, individual membership for use within the company)	Current



Corrective, preventive and improvement actions

Non-Conformances are identified as a potential for, or actual, failure to comply with the requirements of the management systems. To minimise the chance of a non-conformance, and improve our operations year on year, we review any non-conformances that have occurred, including complaints, and analyse them for trends so that we can take action where appropriate. We have a procedure in place that explains the steps to take for corrective and preventive action and encourage staff to share their ideas for changing procedures so that the job can be done more safely or efficiently.

The Accident Prevention & Management Plan identifies potential accidents, for example equipment breakdowns, enforced shutdowns, fires, vandalism, flooding, and other incidents which may cause an unexpected change to normal operations, such as bad weather. We promote good risk assessment and encourage all our staff to understand accident prevention so that potential issues can be dealt with before anything happens. Our daily inspection logs record what staff find and any actions taken.

In the event of any complaint or non-conformance the site manager takes all necessary steps to investigate and rectify the cause. If the problem cannot be rectified immediately it is escalated and more senior managers are involved if appropriate.

Legal and other requirements

Oakwood Plant are committed to complying with all relevant existing health, safety and environmental legislation. We make certain that our staff are trained on the requirements of any legislation relevant to their roles. For example, we have a wide range of operational procedures (e.g. the use of mobile plant and equipment and management of environmental risks such as dusts, pests, mud, noise and litter), that include any legal or other requirements relevant to these activities. Environmental procedures include permit requirements.

Our extensive 'Health, Safety, Welfare, Environmental & Training Policy' lays out the duties arising from compliance requirements which are allocated to individual staff roles so that everyone knows who and what they are responsible for and to whom they are responsible. It is important to us that we prioritise our budget so that finances are provided to cover the resources necessary for the health and safety of employees and to prevent pollution of the environment. Provisions for Risk Management have been incorporated in accordance with The Management of Health and Safety at Work Regulations 1999.

When considering new developments or contract works we take health, safety and environmental compliance factors into account so that we can improve the performance of Oakwood Plant and minimise our impact.



Performance Review

Summary of 2024/25 achievements and objectives for 2025-26

	Objective Statement	Details
1	Shredder trial for improved recycling continued into 2025	<p>Trial of a new RG 250 shredder carried out for 3 weeks. Waste to energy company advised that waste could be taken without shredding.</p> <p>Project discontinued as not cost-effective.</p>
2	Carbon Footprint 2024-25	<p>Wood is sorted into Grades A, B and C in order to maximise its potential as a recyclate.</p> <p>Where appropriate, the wood is now collected pre-treatment and taken to a site that supplies directly to power stations instead of going through further transfer stations. This helps reduce the carbon footprint of its recycling journey.</p>
5	Replacement Weighbridge February 2025	<p>Weighbridge replaced with a longer weighbridge to accommodate longer lorries. Instead of 2 x 40-yard bins, Oakwood can now get 3 x 40-yard bins on one load leading to fuel and carbon emission efficiencies.</p>
4	Improvement of waste containment 2024-25	<p>New bay divisions put in place January 2025 for external storage to improve containment of wood.</p>
3	Improvement of quality of recyclate 2025-26	<p>New baler brought on site for carpet and cardboard, usage trial underway. Successful so far.</p>

A waste review has been conducted for a full year from 1 July 2024 to 30 June 2025. Our waste recycling figures, calculated in line with PAS 402, are provided in the tables below (no stockpiles on site during 2024-25):

Performance rates	Annual %
Landfill diversion rate	100 %
Overall material recovery rate	100 %
Trommel fines	0 %



PAS 402 Calculations 2024-2025

Performance Summary	Total tonnes
Total material inputs this period	11,163.48
Waste used/retained on site this period e.g. for engineering purposes	0
Waste remaining on site at end of this period (unprocessed)	0
Waste remaining on site at end of this period (processed)	0
Total waste remaining on site at end of this period	0
Waste sent offsite for reuse/repair this period	0
Waste sent offsite for recycling this period	9,665
Waste sent offsite for energy recovery this period	1,905
Qualifying fines	0
Non-qualifying fines	0
Materials sent offsite as non-waste this period e.g. end of waste	0
Waste sent off for disposal (incineration without energy recovery)	0
Waste sent off for disposal to landfill	0
Total materials sent off site this period	11,569.48

Material processed per waste hierarchy category

Waste hierarchy category	Annual %
Reuse	0
Repair	0
Recycle	84%
Energy Recovery	16%
Landfill cover	0
Disposal	0

Please note that landfill diversion and material recovery rates are not verified where any or all materials are sent to an organization that does not confirm to the requirements of PAS 402.



Annual Recovery & Disposal Tonnages

Incoming waste stream	Incoming tonnage	Outgoing waste code	Outgoing tonnage	Outgoing waste stream	Destination treatment description
17 01 07 Mixtures of concrete, bricks, tiles & ceramics	1,938	17 01 07 Mixtures of concrete, bricks, tiles & ceramics	2,665	Hardcore	Recycling Hardcore crushed and screened for sale as aggregates.
17 09 04 Mixed C&D	786				
Stockpile	59				
20 02 01 Biodegradable waste	366	19 12 12 Mechanically treated waste	518	Green Waste	100% Recovery as biomass Recovered for use as chippings/biomass.
17 09 04 Mixed C&D	132				
Removal of pre-existing stockpile	20				
17 02 01 C&D Wood	1,276	19 12 07 Non-hazardous wood	1,929	Wood	Recycling 60% Recovery 40% Recovered off site. Shredded then sent off for use as a fuel (biomass) in power stations. Some may be converted into chip-board.
17 09 04 Mixed C&D	653				
17 05 04 Soil & Stones	308	19 12 12 Mechanically treated waste	400	Soil & Stones	Recycling Sent off to another waste company who screen it for re-sale as backfill on sites. Sometimes goes for use in bunds, e.g. farmers creating noise screens along motorways.
17 09 04 Mixed C&D	109				
Stockpile	17				
17 09 04 Mixed C&D	40	17 08 02 Gypsum-based construction materials	40	Plasterboard	Recycling Returned to plasterboard manufacturers for recycling.
17 09 04 Mixed Waste	5,593	19 12 12 Mechanically treated waste	5,593	Mixed Waste	Recycling 79% Recovery 11% Sent off for further sorting at a Material Recycling Facility (MRF).
17 09 04 Mixed C&D	425	19 12 02 Ferrous metal	425	Metals	Recycling Sent to another treatment site for shredding and preparation for re-use, typically abroad.