



# SITE WASTE MANAGEMENT PLAN

POLTAIR ROOF RE-COVERING

FEBRUARY 2026

## **Schedule of Work to be read in conjunction with Plan Ref: TBC**

The building operations for the replacement roof covering, facias boards, soffit boards, guttering and chimney alterations can be summarised as follows:

### **Fascia Boards**

1. Carefully de-nail existing facias boards and remove from site
2. Cut and prepare new facias board sections
3. Offer up facias board and securely fix to end rafters using proprietary nails

### **Soffit Boards**

1. Carefully de-nail existing soffit boards and remove from site
2. Cut and prepare new soffit board sections
3. Offer up soffit board and securely fix to rafters using proprietary nails

### **Replacement Roof Covering:**

1. Removal of existing roof tiles, battens and felt
2. De-nail roof trusses and fit new breathable roofing felt
3. Set out and chalk line through spacings and using a nail gun fix new tan batten.
4. Cut lead soakers and form flashing kits
5. Install new tile/slate roof covering incorporating lead flashings
6. Fit dry ridge to ridge and hips

### **Guttering:**

1. Remove existing guttering
2. Set out new gutter runs, including down pipe location
3. Using stainless steel screws, fit new gutter and downpipes

### **Chimney Alterations:**

1. Erect scaffolding for safe access
2. Inspect chimney in it's entirety to ascertain extent of work
3. Remove as necessary section of chimney
4. Rebuild and plaster

### **Salvaging Building Materials:**

As a general principle, any redundant good quality building materials from Poltair roof works are to be salvaged and either re-used in the building project or elsewhere on Scilly. For example, the existing clay ridge will be carefully removed, cleaned and reused on another project.

Any reusable timber products will be offered to local residents

### **Disposal of Materials**

- Existing roof covering has been identified as Asbestos containing so will be removed and bagged in the correct manner and will be loaded into a lidded skip for disposal on the mainland.
- Timber facias and soffits will be de-nailed and reused where possible with any surplus being cut into small lengths and disposed of at Moorwell Waste Management Site.
- Guttering will be offered on Residents Notice Board for free as it is quite often used on the islands for sheds and allotment use. Any remaining plastic gutter will be chopped into small lengths and disposed of at Moorwell Waste Management Site.
- Clay ridge and hip tiles that cannot be cleaned and recycled will be taken to Pendrethan Quarry, crushed and repurposed for use as hard core on the island.
- All removed lead flashings will be sent to the mainland for melting down at Wheal Alfred recycling centre for recycling, any monies recovered from this process gets donated to the Isles of Scilly and Cornwall Air Ambulance Service.

### **Sources of New Building Materials**

As a general principle, all materials are to be sustainable and locally sourced in Cornwall if possible. The same applies to trades and specialist sub-contractors.

### **Site Management**

Wright Construction have been appointed as the main contractor and the construction process has been discussed and considered. Wright Construction holds a Waste Carriers Licence and is fully practised in the policies and procedures adopted when using the Isles of Scilly Moorwell Waste Management Site and Pendrethen Quarry.

## **Summary**

The Isles of Scilly Council, their CA and Wright Construction are all committed to the principle of keeping waste to an absolute minimum and repurposing redundant materials back into their project wherever possible. Materials being purchased for the project will be sourced from Local Cornish Distributors and any sub-contractors working on the project will be locally based from St. Mary's and West Cornwall.

The project will be constructed and delivered in a manner that respects the special environment on Scilly.