About - As part of a refurbishment project in London, real estate company Grosvenor brought together different consultants to study reuse possibilities. Their findings have been communicated to the designers. The consultants pursued their research and enlarged their scope to include more general questions about reuse in the construction industry. They shared their results through guidebooks and webinars.

Challenges - Introduce a major real estate developer to the reuse of building materials. Guide design offices and consultants in their research. Start from a small-scale project to think about how to implement large-scale strategies.

Materials involved - Bricks, steel structure, roof slates, cast iron radiators, floor tiles, wooden floors.

London - UK - 2021 - Private procurement
Project Size : 400m² - FCRBE partner : Rotor asbl
Project Owner : Grosvenor
Consultants, architects and engineering offices: Arup, Orms, Elliott Wood, Heta, ReLondon

Covers of the guides published by the various consultants © Elliott Wood, Orms, Heta, ReLondon, Arup
Grosvenor, one of the world's largest property developers, wants to engage in the reuse of building materials. As a first step in the subject and starting from a real situation, Grosvenor has brought together a group of consultants to consider reuse in a refurbishment project in central London.

Within this project, different subjects have been studied by these consultants: how to assess the reuse potential, the question of material passports, how to source reused materials, etc.
Rotor made a first estimation of the reuse potential of the elements present in the project based on photographs.

The elements with a reuse potential were divided into two categories: those that may be of interest to professional resellers and those that may be of interest to other actors (small contractor, local organization, individuals, etc).
Based on the needs of the renovation project, Rotor made a selection of reuse materials that have a good chance of being integrated into the project and provided information about these materials and the reuse market, a series of good contacts for these specific materials and examples of projects that integrated these reuse materials with success.
All of the consultants’ research resulted in the publication of the different guides as well as webinars presenting the different guides. Rotor participated in one of these webinars.

**Designing for material re-use**

Grosvenor’s Steve Gilchrist joined Heta Architects and RotorDC to discuss the initial considerations when incorporating re-used materials into the design process.

**Accelerating material re-use – Watch the webinar**

Grosvenor’s Steve Gilchrist joined Gary Elliott, CEO and Founder of Elliott Wood to share the results of our survey and discuss the launch of their guide to decarbonisation.

**The practicalities of using reclaimed materials**

Grosvenor Innovation Project

**The practicalities of reclaimed materials**

Grosvenor’s Kathy Marsden joined Arup and Relondon to discuss their guides to sourcing and using reclaimed materials.
Asking consultants to carry out a study about material reuse at a very early stage of a project offers opportunities but also has some drawbacks. It allows to be aware of the major challenges and issues of working with reused materials and to anticipate certain issues well in advance. On the other hand, because the project is so undefined at this stage, it is not possible to deal with the very concrete questions that specific materials pose. The recommendations therefore remain at a very theoretical stage.