

5. REUSE OF MATERIALS

An inclusive environmental strategy

A building at the end of its life is generally handed over to a demolition company, which sorts the main elements of the building and second-fix components and sends them either to a landfill site or to be recycled.

• **35% of construction waste is currently recycled**

• **70% of waste will have to be recycled from 2020 onwards (under the Energy Transition Act)**

The first demolitions at Saint-Vincent-de-Paul (the Pasteur and Jalaguier buildings) will be carried out on the basis of an environmental, social, inclusive and collaborative approach, based on short distribution channels. **A recovery phase intended to benefit the vast network of associations, micro-enterprises, artisans and creative artists in the Ile-de-France region** will precede the usual process. A highly diverse range of materials they can use in their projects will be donated by PBA. This indirect support for the development of cultural, environmental or socially inclusive activities will benefit both local organisations, notably Les Grands Voisins, and others in the Ile-de-France region, up to a maximum radius of 60 km around Paris.

P&Ma has appointed the agency Mobius to coordinate the demolition, working in conjunction with the ecosystem of organisations identified to reuse the materials. The initial inventory of removable items that could be reused lists no fewer than 1,500 references, in over 200 categories. It was initially submitted to Les Grands Voisins and then disseminated, between mid-February and mid-April, to various organisations with a possible interest, notably through the Réseau des Ressourceries network of repair, recycling and resale initiatives. **The materials on offer are not allocated on a first-come, first-served basis but based on the**

potential benefits of reuse project, which are submitted and analysed in advance.

Alongside the inventory, Mobius was involved in drafting the invitation to tender for the clearance/demolition contractor to plan for a two-stage recovery process: first, on 2, 3 and 4 May 2017, a collaborative removal event, with around ten organisations, and secondly, access to the materials removed organised by the company Brunel, and stored on-site.

Both the items recovered and their potential uses are very diverse. The Grande Masse des Beaux-Arts, for example, has collected office furniture for a community nursery, while the windows will be turned into greenhouses by a gardening association. As for Les Grands Voisins, they have recovered safety equipment, signs and a few radiators.



© Mobius

2.6 tonnes of reusable materials have already found a home.

The major issue with this experimental reuse scheme lies in the match between supply and demand. On site, the main problems have been the premature availability of materials in relation to the progress of the projects, and storage difficulties within a limited operational area (due to existing buildings, temporary occupation and preparatory works).

Off site, while some materials have quickly found takers, others lack any obvious use. Creativity and the ability to use items for something other than their original purpose - such as windows being turned into greenhouses - are therefore essential, from both those providing assistance to the main contractor and from the takers.

The proactive approach to recovery used on the first two buildings will be rolled out to the whole of the site, from the first demolitions [Lepage, Petit, Chaufferie, etc.] to reusing materials in the new buildings.

