



GRAND INNOVATIONS

DESIGN & BUILD · SURREY & LONDON

COMPANY POLICY · GI-POL-03

Environmental & Sustainability *Policy*

How we minimise waste, prevent pollution and build responsibly across Surrey and London, and how we help clients make their homes more energy efficient.

VERSION

1.0

ISSUE DATE

14 April 2026

REVIEW DUE

14 April 2027

POLICY OWNER

Conor Doran, Director



POLICY STATEMENT

Grand Innovations Surrey Ltd (company number 15788779, registered in England and Wales), trading as **Grand Innovations**, is a design-and-build home improvement contractor. From our operating base in New Haw, Surrey, we deliver kitchens, house extensions, loft conversions, garage conversions, full renovations and refurbishments, windows and doors, bathrooms, and light commercial fit-out work across Surrey and London. Our team has worked in the trade since 2014; the current company was incorporated in June 2024. The core of our work is helping clients make more of the homes they already own. That is sound environmental practice in itself, because it makes better use of the buildings, materials and streets that already exist.

At the same time, building work uses materials, energy, fuel and water, and it creates waste, dust and noise, usually in an occupied home on an ordinary residential street. We accept full responsibility for managing those impacts properly on every project we deliver.

We therefore commit to complying with all applicable environmental legislation as our minimum standard; to applying the waste hierarchy so that prevention, reuse and recycling always come before disposal; to sourcing materials responsibly; to preventing pollution of air, land and water; to helping our clients make their homes more energy efficient; and to improving our own environmental performance year on year.

This policy is owned personally by our sole Director, **Conor Doran**. Accountability sits with a named person at the top of the company, just as our clients work directly with the people who lead their projects.

Conor Doran

Conor Doran

Director, Grand Innovations Surrey Ltd

14 April 2026

Next review: 14 April 2027

1. Scope

This policy applies to everything Grand Innovations Surrey Ltd does: our operating base in New Haw, every project we deliver across Surrey and London, our vehicles, our purchasing, and the way we plan and design work for clients. It covers our directly employed core team in full, and it binds our vetted specialist subcontractors, including Gas Safe registered engineers for gas work and certified electricians for electrical work, who are required to work to this policy as a condition of working with us. If a subcontractor cannot meet the standards below, they do not work on our sites.



2. Responsibilities

Our Director, **Conor Doran**, is the accountable owner of this policy. He is responsible for setting our environmental objectives, providing the time, training and resources needed to meet them, reviewing performance, and making the final decision whenever an environmental question arises on a project. A dedicated project director personally manages every one of our projects, so environmental responsibility on site always sits with a named person.

- **The Director (Conor Doran)** owns the policy, approves waste carriers and key suppliers, and leads the annual review.
- **The project director on each job** plans waste storage and collection, briefs the team and subcontractors, manages deliveries and neighbour relations, and stops any practice that falls short of this policy.
- **Every team member and subcontractor** follows the site waste and pollution-control arrangements and reports concerns immediately. Raising a problem early is always the right answer.

3. Legal Compliance and Waste Management

Compliance with environmental law is our minimum standard. In particular we comply with:

- **Environmental Protection Act 1990, section 34:** our duty of care for waste. We only ever use waste carriers registered on the Environment Agency's public register of waste carriers, brokers and dealers, we check registrations before first use, and we obtain and retain waste transfer notes for every collection for at least two years.
- **Control of Pollution (Amendment) Act 1989** and the associated registration requirements: we do not transport waste ourselves unless the appropriate waste carrier registration is in place.
- **Waste (England and Wales) Regulations 2011:** we apply the waste hierarchy on every project. Prevention comes first, through accurate measuring and ordering, then reuse, then recycling, then recovery, with disposal to landfill as the genuine last resort.
- **Hazardous Waste (England and Wales) Regulations 2005:** hazardous wastes such as solvents, adhesives, sealants, oils and fluorescent tubes are kept separate and consigned through appropriately licensed contractors, with consignment notes retained for at least three years.
- **Control of Asbestos Regulations 2012:** if we suspect asbestos-containing materials during a renovation or conversion, work in that area stops immediately and appropriately licensed specialists are brought in. No exceptions.

On site, we segregate waste streams wherever space allows (timber, metal, inert material, packaging and general waste), and plasterboard is always kept separate. Burning waste on site is prohibited. Where a domestic project cannot accommodate multiple containers, segregation is handled through our approved carriers' licensed transfer stations, and we still expect the recycling to happen and check that it does.



4. Responsible Sourcing and Efficient Use of Resources

Choosing materials well matters as much as managing waste. We commit to:

- Specifying **FSC or PEFC certified timber and sheet materials wherever available**, and asking our merchants for chain-of-custody evidence rather than taking labels on trust.
- Buying from **local suppliers and builders' merchants** close to our projects wherever practical, which cuts delivery miles and supports the local trades economy in Surrey and London.
- Measuring and ordering accurately, so materials are not over-ordered, damaged in storage or skipped as offcuts.
- **Planning vehicle routes and combining trips** so the same van is not crossing Surrey twice in a day, keeping our vehicles and plant properly maintained, and switching off tools, plant and site lighting when not in use.
- Choosing lower-emission vehicles, tools and working methods as equipment is replaced, where they can do the job properly.

5. Pollution Prevention and Considerate Working

Our sites are people's homes, on ordinary residential streets, often with the family still living there. Working considerately is how we prevent pollution.

- **Dust:** we use on-tool dust extraction, sheeting and screening, and damp down cutting areas. Inside occupied homes we seal off work zones and protect floors, furniture and belongings so that dust stays where the work is.
- **Noise:** we keep noisy operations within reasonable daytime working hours, comply with any local-authority requirements on construction noise made under **sections 60 and 61 of the Control of Pollution Act 1974**, warn neighbours before especially disruptive phases such as demolition or concrete breaking, and do not leave engines or plant idling.
- **Water:** nothing from our sites goes down a drain that should not. Paint, plaster, cement and silt washout is captured in designated containers and disposed of as waste, never rinsed into surface-water drains. Fuels, oils and solvents are stored securely with spill materials to hand.
- **Tidiness:** sites and the street frontage are tidied daily, materials are stored safely off pavements wherever possible, and we leave the road as we found it. Our Checkatrade, Trustpilot and Google reviews reflect how seriously we take this, and we intend to keep it that way.

6. Energy Efficiency and Client Advice

As a design-and-build firm we help make the design decisions that set a home's energy performance for decades. Our legal baseline is compliance with the energy-efficiency requirements of the **Building Regulations 2010 (Part L)** on all notifiable work; our aim is to help clients go further where it makes sense



for them. On every project where it is relevant, we advise clients on practical, proportionate options, including:

- Upgrading **insulation** when walls, floors or roofs are already opened up, which is the most cost-effective time to do it, especially on extensions, loft conversions and full renovations.
- Specifying **high-performing glazing** on our windows and doors work.
- Choosing **energy-efficient appliances** in our kitchen projects, **LED lighting** throughout, and water-efficient fittings in bathrooms.

We present these options honestly, with the costs visible through our transparent weekly billing, and the client decides. Our job is to make sure clients do not miss an easy improvement because nobody mentioned it at design stage.

7. Objectives, Monitoring and Review

We manage this policy using the plan-do-check-act approach found in recognised environmental management standards such as ISO 14001, applied at a scale that fits a firm of our size. **We do not hold, and do not claim, certification to ISO 14001 or any similar standard;** we follow its logic.

- We set practical environmental objectives, for example around waste segregation, responsible sourcing and vehicle efficiency, and review progress against them.
- The project director on each job checks that waste documentation, carrier registrations and site controls are in place, and this policy is covered in team and subcontractor inductions.
- Any environmental incident, near miss or neighbour complaint is reported to **Conor Doran**, investigated, and used to change how we work.
- We draw on our **Federation of Master Builders** membership to keep abreast of good environmental practice and changes in legislation affecting our trade.
- **Conor Doran reviews this policy at least annually**, and sooner if legislation, our services or our working methods change, and is personally accountable for acting on what the review finds.

DOCUMENT CONTROL

Version	Date	Description	Approved by
1.0	14 April 2026	First issue	Conor Doran, Director