Realising the value of brownfield land
Our track record as a team

Waverley, Rotherham

Logistics North, Bolton

Daw Mill, Warwickshire

Harworth are experts in the remediation of brownfield land

Tackling former industrial sites that have operated for up to a century brings a number of technical and financial challenges to bear when considering their re-use. The knowledge and expertise gained by Harworth in treating these sites over the past twenty years has led to the team delivering effective and economic remediation – in particular identifying and realising the value from materials once considered to be waste. Ultimately, we can transform sites from liabilities to become economic assets.

This brochure showcases two offers to external organisations that respectively help to unlock the value of brownfield land and put extracted materials to other uses.

Site remediation

We can help landowners and developers across the UK to remediate former industrial sites and prepare them for redevelopment, drawing on three decades of expertise. This includes project managing the demolition of large-scale industrial structures.

Supply of coal fines

We can provide a high volume of quality coal slurry from eleven sites across the UK to support power generation. We can also use our expertise to test and extract slurry from other former coalfield sites to generate value.

The operations team

IAN BALL
Asset Management Director

SHAUN HOCKLEY
Operations Director

ADAM O’BRIEN
Operations Manager

Harworth’s Operations team is led by Ian Ball. He is responsible for the management of all existing and future income generating assets in the business. A Chartered Surveyor by background, he was previously a Relationships Director at Barclays Bank, where he had responsibility for a number of their major northern real estate clients.

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A qualified Civil Engineer with a degree from the University of Sheffield, Shaun has three decades experience in the remediation & restoration of sites, including the extraction and supply of coal slurry. He also has responsibility within Harworth for the controlled demolition of on-site structures to facilitate redevelopment.

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A qualified Quantity Surveyor, Adam joined Harworth from Tarmac Construction in 1995 and has worked extensively on regenerating its brownfield portfolio. Working alongside Shaun Hockley, he now has responsibility for the planning and supply chain of its coal slurry supply to its existing customer base and the extraction of any residual value left by previous activities including demolition, recycling and restoration.

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Waverley, Rotherham

Logistics North, Bolton

Daw Mill, Warwickshire

Before

After

Before

After

Before

After
Remediation and rehabilitation of land

Harworths Operations team has over twenty years’ experience in tackling large, complex brownfield sites – extracting maximum value from recoverable materials and leaving sites ready to develop on. This page explains how

**MATERIAL RECOVERY**
Whether it’s coal slurry, metals, concrete or fill material, the Operations team have the capability to extract the maximum value from derelict land and property, raising revenue that can ultimately be put to preparing land for eventual redevelopment. The team has been able to extract and sell over 1m tonnes of coal slurry to power station operators between 2011 and 2015 – a material previously considered as waste!

**REMEDIAUTION AND RESTORATION**
With its trusted contractors, the Operations team has been able to successfully decontaminate previously polluted land and removed dangerous underground structures at a range of brownfield sites across the UK – eventually preparing land for redevelopment. The Waverley case study on the following page shows the most striking example of the transformation of a site. From being considered a liability it is now an intentionally recognised development.

**MINIMISING PUBLIC IMPACT**
The team has been able to achieve all of this whilst minimising disruption to residents, businesses and other groups that are close to the sites that are being worked. It prides itself in maintaining clear communication and professionalism through all stages of the development process, building on Harworth’s track record as a responsible regeneration company.

**RE-USING ASSETS**
We believe that former industrial assets should be retained to support future development uses and Harworth has followed this principle across a number of its brownfield sites. Assets reconditioned and reused for new purposes include railheads, substations, access roads and enhancing public open spaces that surround sites.

**DEMOLITION**
Harworth are expert in project managing complex demolition works in a safe and efficient manner. Over the past two years the operations team has successfully demolished the former Daw Mill Colliery in Warwickshire (pictured), formerly the UK’s largest coal mine, and have begun the demolition of the former Alcan Smelter in Northumberland – a 320 acre site that houses some of the North East’s tallest structures.
A dramatic transformation at Waverley

The operations team has helped to transform the former Orgreave coking works in Rotherham into Waverley – a 740 acre mixed-use development with an internationally recognised Advanced Manufacturing Park, consent for nearly 4,000 homes and 300 acres of high quality public open space.

The site’s remediation took over a decade to complete, including surface mining works and the treatment of heavily contaminated land, to bring forward nearly 550 acres of land for redevelopment. Its careful development also included new footpaths, public rights of way and lakes across 300 acres that are now considered a valuable community asset.

Leading employers already on site including Rolls-Royce, Boeing and the University of Sheffield, whilst Harron, Taylor Wimpey and Barratts have built over 500 homes since 2012 that are now occupied. Waverley is therefore one the UK’s leading examples of effective brownfield regeneration.

“...The impact of this national centre of excellence on the Sheffield City Region economy has been significant in creating new high tech businesses, jobs and homes. Waverley is a real success story of sustainable regeneration.”

James Newman
Former Chairman, Sheffield City Regional Local Enterprise Partnership
We’ve developed a solid working relationship with the Operations team, based on a consistently reliable service and a competitively priced product that continues to meet our needs.

Our experience in land remediation has allowed us to develop and run an extremely professional coal slurry sales operation, based on the following key elements:

- Extracting a product with a high quality/cost ratio
- Working well as a team in managing relationships with wider stakeholders, including local authorities, statutory regulators and environmental groups
- Forging a close working relationship with our hauliers to ensure a successful product supply
- Being straightforward to deal with in negotiation and in resolving on-site and supply issues

The product

We regularly test the calorific values of our coal slurry supply from our sites, with an average calorific value of between 12 and 12.5 Ncv. At least 500,000 tonnes of slurry will be made available from our sites, with 50,000 tonnes readily available at any one time from sites such as Rufford in Nottinghamshire.

We operate our sites directly, taking close control of the excavation of slurry lagoons, and carefully manage the potential risks involved. Quality is the priority; with this in mind, we also manage the preparation and conditioning of the fines. Any tramp material is removed by hand.

We use a number of plant hire operators across our sites and have worked with some of them for 15 years. This close relationship gives us the flexibility to vary supply in line with seasonal demand – a key factor in supplying International Power Fuel Company (owned by ENGIE and Mitsui) with nearly 1m tonnes of coal slurry for its Rugeley Power Station since 2011.

The process

We have heavily invested in our on-site infrastructure over the past two years to support the reliability of our supply. At Rufford, for instance, we are able to store up to 50,000 tonnes of fines at any one time; this reduces supply risk in adverse conditions and enable us to continue to supply when demand is at its peak in Winter.

Providing the supply of coal slurry that you need

Ultimately, our product is of good quality and is highly cost-competitive, with a team that can assure a reliable supply with volumes readily adjusted to meet specific customer requirements. We are also flexible on pricing structures dependent upon the volumes required.

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Harworth Group plc is one of the largest property and regeneration companies across the North of England and the Midlands, owning and managing 22,000 acres across 150 sites.

Our experienced team works closely with local communities, public bodies, developers and other professionals to bring life to old brownfield sites and turn derelict land into employment areas, new homes, low carbon energy & environmental projects and places where people want to be. Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of the regeneration of the UK.

Our website tells you more about our approach to development, each of our business sectors and the key projects we’re taking forward to transform, regenerate and revitalise the areas in which we work.
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