



TAYSIDE HOUSE DEMOLITION - FAQs

Who is Safedem?

Safedem Ltd. is based in Dundee and is one of the leading demolition and dismantling companies in the UK. Safedem's demolition teams are fully trained and equipped to work on a range of challenging projects from conventional demolition, facade retention schemes, industrial demolitions, deconstruction, decontamination works, asbestos removal and demolition by explosives.

What is the Project?

Tayside House, including the Podium block and the connecting footbridges are to be demolished to make way for the redevelopment of Dundee's Waterfront Project.

How will the buildings be demolished?

The footbridges will be cut into sections and a crane will lift them into site, where they will be cut into smaller sections to be transported from site.

The Podium block (the smaller building at the corner of Shore Terrace and Crichton Street) will be stripped of all internal fixtures and fittings and will be demolished using specialist demolition machinery and equipment. Some careful hand demolition works will also be necessary particularly where we will separate the Podium Block from adjoining structures.

Tayside House itself will be stripped of fixtures and fittings and will be deconstructed floor by floor, starting from the roof and working down to ground level.

What's the timescale?

Safedem Ltd has taken possession of the site with preparation works starting at the end of 2011. It will take just over a year to demolish all structures entirely and to clear the site.

SAFEDEM LTD. Arthurstone House, Liff Road, Dundee, DD2 4TD

Tel: 01382 811444

Fax: 01382 610372

www.safedem.co.uk

email: info@safedem.co.uk



Do you have a programme of works?

The sequencing of the works and target completion dates are shown below

Soft stripping - removal of all internal fixtures and fittings - March 2012.

Asbestos Removal - carried out per HSE regulations - Mid February 2012

Removal of Footbridges - Marketgait - Mid January 2012

- Dock Street - End Feb 2012

Removal of Podium Block by hand and machine demolition - Mid April 2012

Deconstruction of Tayside House - December 2012

Processing and recycling of demolition materials arising - December 2012

Site Clearance - December 2012

What about the asbestos in the buildings?

The asbestos materials in the buildings will be removed in strict accordance with the Asbestos at Work Regulations and under notification to the Health and Safety Executive (HSE). All asbestos containing materials are safely removed from site in sealed bags and special containers and taken to a secure licensed waste facility for disposal.

Why are you deconstructing Tayside House? Why can't you demolish it by explosives or a long reach demolition machine?

The main east coast railway line runs immediately adjacent to Tayside House. Engineers working on the project predicted that vibration effects caused by demolition by explosives or by using a long reach demolition machine could potentially damage the railway tunnel below. The technique to be used is to deconstruct Tayside House on a floor-by-floor basis, starting at the roof working down to ground level.

Will the demolition operations be loud?

At times, the demolition operations may seem noisy. Safedem will regularly carry out noise monitoring at Tayside House to ensure operations are carried out within safe noise limits.

SAFEDEM LTD. Arthurstone House, Liff Road, Dundee, DD2 4TD

Tel: 01382 811444

Fax: 01382 610372

www.safedem.co.uk

email: info@safedem.co.uk



Will there be dust?

There may be a little dust created during the demolition of the podium block and the deconstruction of Tayside House, but these are expected to be minimal. This will be continually reviewed on site and dust suppression methods will be introduced if necessary.

What if there is damage to my property?

Safedem's aim is to ensure a safe and successful demolition project. Damage to neighbouring properties is rare. External surveys of neighbouring buildings and roads have already taken place and these will be monitored throughout the duration of the project. Should you have any concerns about your property, please contact Taylor Elder, Community Liaison Officer on 01382 811444 or by e-mail at communityliaison@safedem.co.uk.

How will you liaise and consult with the local community?

Local residents and businesses will receive regular leaflets from Safedem's Community Liaison Team, and updated articles may appear in other local leaflets, newspapers and newsletters. The Safedem Community Liaison Team can visit residents in their homes as well as local organisations and businesses to discuss the demolition proposals. A dedicated website will provide regular updates - go to www.taysidehousedemolition.co.uk.

Where can I get more information?

Neighbouring properties will receive leaflets and newsletters to update everyone locally about progress. There will also be regular updates on www.taysidehousedemolition.co.uk so visit often.

SAFEDEM LTD. Arthurstone House, Liff Road, Dundee, DD2 4TD
Tel: 01382 811444 Fax: 01382 610372
www.safedem.co.uk email: info@safedem.co.uk