



## **ST NICHOLAS 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?**

St. Nicholas House, including the 3-storey extension, the podium block and basements and are to be demolished to make way for the future redevelopment of the site plans for which are currently being developed.

### **How will the buildings be demolished?**

St. Nicholas House itself will be deconstructed floor by floor, starting from the roof and working down to ground level. The other buildings will be demolished using specialist demolition machinery and equipment.

### **What about the asbestos in the buildings?**

The majority of the asbestos materials in the buildings have already been removed.

The remaining 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.

### **What's the timescale?**

Safedem Ltd has taken possession of the site with preparation works starting in March 2013. It will take about 12 months 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](http://www.safedem.co.uk)**

**email: [clteam@safedem.co.uk](mailto:clteam@safedem.co.uk)**



### **Do you have a programme of works?**

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

Deconstruction of St Nicholas House - Spring 2014

Demolition of all other structures - Autumn 2013

Site Clearance - Spring 2014

### **Why are you deconstructing St. Nicholas House? Why can't you demolish it by explosives or a long reach demolition machine?**

Due to its city centre location, the proximity of listed buildings, and the significant archaeological interest, explosives demolition was not an option.

### **Will the demolition operations be loud?**

At times, the demolition operations may seem noisy. Safedem will continually, during working periods, carry out noise monitoring at St Nicholas House to ensure operations are carried out within safe noise limits.

### **Will there be dust?**

There may be a little dust created during the demolition operations, but these are expected to be minimal. This will be continually monitored and reviewed on site and dust suppression methods will be introduced where 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 [clteam@safedem.co.uk](mailto:clteam@safedem.co.uk).

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### **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 local organisations and businesses and residents at their homes to discuss the demolition proposals. A dedicated website will provide regular updates - go to [www.stnicholasdemolition.co.uk](http://www.stnicholasdemolition.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.stnicholasdemolition.co.uk](http://www.stnicholasdemolition.co.uk).

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