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Remediation

2.0 Remediation

2.1 Hydrock Report

- 2.1.1 Hydrock have identified remediation works required for potential soil and groundwater liabilities relating to the brownfield land together with a probabilistic cost model, using Monte Carlo Simulation techniques. Hydrock's report is contained in Appendix A.
- 2.1.2 Hydrock's modelled simulation for remediation works provided a range of costs between £1,316,000 and £2,171,000.

2.2 Gleeds and Wring Assessment

- 2.2.1 The costs included within Hydrock's report were reviewed by Wring Group Limited's remediation engineers and Gleeds Cost Management.
- 2.2.2 Based on the report issued by Hydrock and the remedial works identified, Wring Group Limited and Gleeds Cost Management have corroborated to provide a high-level below ground remediation figure of £1,500,000.
- 2.2.3 The above high-level costs are subject to further site survey and investigation works and exclude professional fees, contingency and VAT.

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Demolition

4.0 Demolition

4.1 Market Engagement

- 4.1.1 In order to ascertain current market value, Gleeds contacted Bristol based demolition contractor, Wring Group Limited, to provide budget cost advice for the above ground demolition and asbestos removal.
- 4.1.2 Wring have attended the site on two separate occasions to assess the site with respect to demolition and asbestos removal. Wring were also provided with the historic ground investigation report and existing asbestos management report dated 2003.

4.2 Asbestos

- 4.2.1 We would present budget prices advised by Wring as follows:

Reference	Description	Forecast Cost
1	Full Site R&D Survey	£140,000
2	Removal of Asbestos Containing Materials (ACM)*	£1,100,000
3	Preliminaries associated with removal of ACM	£45,000
4	Total	£1,285,000

4.2.2 Full site R&D Asbestos Survey

- 4.2.3 Wring have advised that the likely duration for the R&D asbestos survey would be between 10-12 weeks.

- 4.2.4 The basis of the R&D Asbestos Survey is as follows:-

- Asbestos surveyors from Wring Group Environmental.
- Labour based on 2no. demolition operatives to support opening up works.
- MEWP Access Internal - 7m Mobile Boom.
- MEWP Access External - 20m Mobile Boom / Truck Mount.
- Costs excludes confined spaces access or surveying below ground floor slabs and includes analysis of 100 samples taken.
- Use of the retained office building for contractor welfare and site offices.
- Includes fencing, safety signage, checking services that have been isolated, free of charge use of electric and water for ACM removal process, and insurances.
- Excludes professional fees, contingency and VAT.

4.2.5 Asbestos Removal

- 4.2.6 Wring have advised that the likely duration for the asbestos removal works would be 28 weeks.

- 4.2.7 Removal of ACM is based on the 2003 Asbestos Management report in accordance with all current legislation and in accordance with Wring's asbestos license issued by the HSE in March 2023

- 4.2.8 Anticipated costs are to be refined upon completion of the R&D asbestos survey – these costs presented are based on existing management surveys and a site visit and are therefore a high-level allowance.
- 4.2.9 ACM removal is based on the use of retained office building for contractor welfare and site offices.
- 4.2.10 Anticipated costs include fencing, safety signage, checking of isolated services, free of charge use of electric and water for ACM removal process, and insurances.
- 4.2.11 Asbestos removal costs exclude contingency, professional fees and VAT.

4.3 Above Ground Demolition Works

- 4.3.1 Wring have advised the following high-level budget costs for the demolition of existing buildings:

Reference	Description	Forecast Cost	Deduct Value of Scrap Metal	Total Estimated Cost of Works
1	Building Demolition	£1,250,000	(£850,000)	£400,000
2	Break up Hardstandings	£1,130,000	(£230,000)	£900,000
3	Preliminaries	£50,000	£0	£50,000
4	Total	£2,430,000	£1,080,000	£1,350,000

- 4.3.2 Wring have advised a programme duration of circa 32 weeks for the above ground demolition of existing buildings and hardstandings.
- 4.3.3 Above ground demolition works based on use of retained office building for contractor welfare and site offices.
- 4.3.4 Anticipated costs include fencing, safety signage, checking isolated services, free of charge use of electric and water for demolition processes.
- 4.3.5 Soft strip works of all structures including listed properties which are to be retained and removal of all soft waste from site.
- 4.3.6 Wring have included to ensure that all gas has been removed from the A/C units across the site, to ensure that all pipe work has been degassed and purged and to ensure that all oils and non-inert liquids have been drained from all equipment including M&E equipment.
- 4.3.7 The cost allowances at this stage are high level and are to be reviewed following removal of ACMs. The sequence of works would be confirmed at a later stage, as the approach will be determined by the required sequence and quantity of asbestos removal from the structures.
- 4.3.8 Anticipated costs are based on separating the different waste streams during demolition to enable the maximum opportunity for achieving recycling targets.
- 4.3.9 All soft waste, hardcore, wood, metals, plastics will be separated and disposed of as a recyclable material.
- 4.3.10 All buildings to be demolished down to the top of ground floor slab level or basement slab level.
- 4.3.11 All hardcore to be crushed to 6f2 grade standard and stockpiled on site for reuse by others.
- 4.3.12 Wring have allowed to break up all hard standings across the site, including basement slabs, building footprint slabs, external hard standings, car parks, and breaking up foundations down to 2m below lowest floor slab. To break off notified pile caps down to 1m, crush and stockpile all material on site for reuse by others.
- 4.3.13 Above ground demolition costs exclude professional fees, contingency and VAT.