



SIGHTHILL DEMOLITION - FAQs

DEMOLITION OF GLENALMOND, HERMISTON & WEIR COURTS

What is the Project?

Glentalmond, Hermiston and Weir Courts at Sighthill are to be demolished to make way for new housing.

What's the timescale?

Safedem Ltd has taken possession of the site with works commencing mid-April 2011. It will take approximately 9 months to demolish the buildings and clear the site. The buildings will be demolished by the controlled use of explosives and the site should be cleared of all demolition materials by January 2012.

Who is Safedem?

Safedem Ltd. 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, decontamination works, asbestos removal and demolition by explosives. Safedem has carried out the demolition of 3 high-rise multi storey blocks in Edinburgh over the last 4 years, and more than 50 blocks over the past 12 years.

Safedem's most recent demolition by the controlled use of explosives in Edinburgh was at Broomview House, Sighthill on 21st September 2008.

Safedem Ltd has been appointed by the City of Edinburgh Council to carry out the demolition of Hermiston, Weir and Glentalmond Courts at Sighthill.

How will the buildings be demolished?

The buildings will be demolished by the controlled use of explosives. Other demolition methods could take weeks or months causing disruptions to local residents, businesses and services. The demolition by the controlled use of explosives at Sighthill will occur quickly and there will be less impact upon the local community.

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Do you have a programme of works?

The sequencing of the works is as follows

Site set up - build perimeter site fence and instal welfare facilities for operational staff. Some roads may be closed to facilitate the site compound.
Soft stripping - removal of all internal fixtures and fittings. (This has already been done at Hermiston Court)

Asbestos Removal - carried out per regulations (This has already been done at Hermiston Court)

Explosives Preparation - drilling holes in the concrete structure

Blowdown Operation - Day of Demolition (usually a Sunday)

Processing blowdown materials - separating concrete from steel. Crushing the concrete for recycling.

Removal of demolition materials and clearance of site.

What about the asbestos in the buildings?

The asbestos materials in *Glenamond* and *Weir Courts* 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.

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.sighthilldemolition.co.uk

Safedem has also set up a Demolition Information Centre at the corner of Sighthill Wynd and Broomhouse Road. This Centre is open every Tuesday and Thursday between 10am and 4pm. A member of the Safedem Team will be available at these times to discuss any aspect of this demolition project.

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What will happen on blowdown day?

The blowdown day will be a Sunday. The date for blowdown is expected to be in Autumn 2011 but this will depend on progress on site. An exclusion zone will be put in place, following consultation with Lothian & Borders Police and the Health and Safety Executive. This zone will be defined by a boundary fence that will be erected for the blowdown operation. Any people living or working within that exclusion zone will be evacuated for about 4 to 6 hours on the blowdown day. A local evacuation centre will be arranged for evacuated residents where refreshments will be provided. Safedem, Lothian and Borders Police and security personnel will continually manage this exclusion zone. There is no fixed time for the blowdown operation.

Throughout the blowdown operation, some roads near the building will be closed, parking restrictions will also be in place and there will be some disruption to local bus services.

The blowdown operation is managed from a central location by those organisations responsible for particular roles on the day.

More information will be made available as the plans for blowdown develop. Once a date for blowdown and the exclusion zone is agreed by all organisations involved in planning the operation, Safedem's Community Liaison Team will inform the community.

Who else contributes to the blowdown operation?

There are a number of agencies that are involved and include Lothian and Borders Police - who assist with security measures and play a huge part in the security arrangements for the blowdown operation.

The City of Edinburgh Council oversee the demolition operations and have a role in terms of contingency planning. The Council's Roads Department are involved with any road closures that need to be put in place.

Local schools and nurseries can become involved with local competitions and safety awareness programmes run by Safedem's Community Liaison Team.

Why are you demolishing the building by the controlled use of explosives?

Demolition by Explosives is generally quicker with the building's integrity maintained until the day of blowdown. It is safer for the demolition operatives compared to other demolition methods.

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What about safety of the explosives?

Safedem has unrivalled experience in this field. It is widely recognised in the demolition industry that demolition by explosives of tower blocks is safer than any other methods of demolition.

Will deconstructing the block not be safer?

To deconstruct the building, the soft stripping and asbestos removal operations would still need to be carried out in advance of any deconstruction works. In general terms, the deconstruction takes longer, and has operatives working at height, exposed to the elements on a partially demolished structure. Falls from height continue to be the biggest killer on construction sites. There is also a bigger impact upon the community such as major road closures for several weeks, and dealing with dust and noise for longer periods.

Will my property be safe?

Safedem's aim is to ensure a safe and successful demolition. To minimise potential damage to neighbouring properties, layers of protection are installed on the building being demolished and this is usually sufficient. However, engineers always carry out a general survey prior to the demolition taking place, and immediately before and immediately after the demolition. These surveys can be done jointly with owners of properties. Security arrangements will be put in place for any joint surveys required on the day of blowdown. Should additional protective measures be required at nearby properties, these will be installed/removed as agreed with the survey engineer and the property owner.

What if there is damage to my property?

Damage to neighbouring properties is rare. Safedem's Community Liaison Team will request contact details from all property owners and/or occupants leading up to the blowdown operation. Should any damage be recorded, the Community Liaison Team can make contact with the relevant owner/occupant quickly and arrange repairs. Qualified tradesmen are on stand-by to deal with any incidents. Safedem does have sufficient insurance for these projects.

Will the demolition be loud?

It will sound like a loud peal of thunder but will last only a few seconds.

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Will I feel the ground shake?

Safedem has designed the collapse mechanism to minimise the ground vibration. An independent company will monitor the vibration levels during the demolition. The ground vibration results recorded at the demolition of Broomview House demonstrated that vibrations were well under acceptable limits. Similar results are expected for the three remaining blocks at Sighthill.

Will there be dust?

Dust will be created as a result of the demolition. The wind strength and direction on the day will determine where and how far the dust blows. Safedem will have cleaning teams available to assist with the dust clean up.

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.sighthilldemolition.co.uk so visit often. Once the exclusion zone has been agreed, the Safedem Community Liaison Team will visit every property within the exclusion zone to ensure all evacuation arrangements are put in place.

Safedem has also set up a Demolition Information Centre at the corner of Sighthill Wynd and Broomhouse Road. This Centre is open every Tuesday and Thursday between 10am and 4pm. A member of the Safedem Team will be available at these times to discuss any aspect of this demolition project.

Housing Property Services, which is part of the Council's Services for Communities Department, are managing the demolition project. The Project Manager for the demotion work is John Daly who can be contacted via the Council's helpline - 0131 529 7699

Tracey Sinclair
Community Liaison



International Demolition Company of The Year 2009
International Explosive Demolition Award 2009



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