HAZARDOUS MATERIALS (CHEMICAL) and DEMOLITION COSTINGS SURVEY

At

SHOREHAM CEMENT WORKS
UPPER BEDDING
WEST SUSSEX
BN44 3TX

ISSUE: ONE

REFERENCE: REP202-1 Rev 1.0

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Contents

1 Introduction

1.1 This report must be read in conjunction with the following reports:-

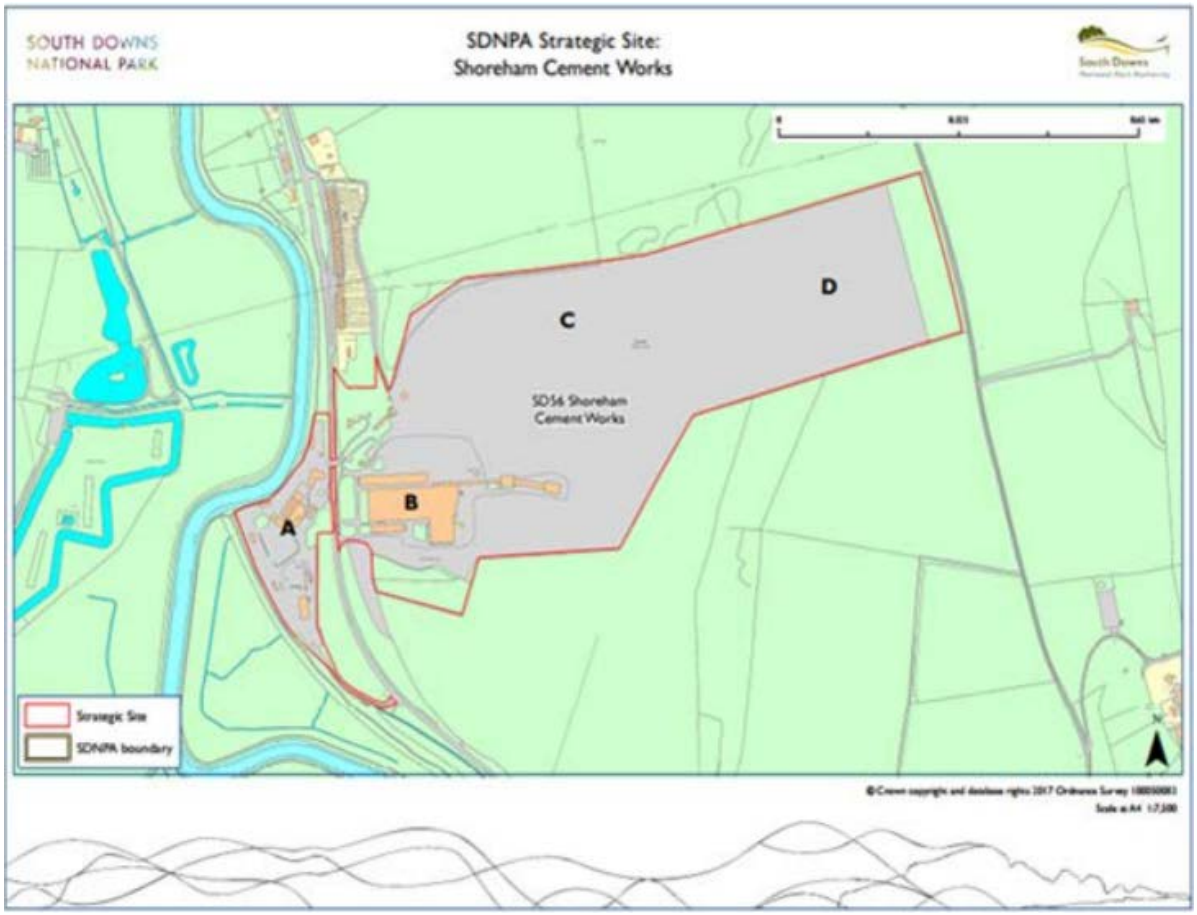
- Motion (2021). *Shoreham Cement Works Area Action Plan – Shoreham Road, Upper Beeding – Foul Water Drainage Strategy*.
- CGL (2021). *Shoreham Cement Works - Programme Of Works Report For Land Contamination, Removal of Existing Buildings and Drainage Investigations. Ref. CG/39033*

1.2 Shoreham Cement Works ('the Site') is located between Shoreham and Upper Beeding, alongside the River Adur, within the area of the South Downs National Park. The site previously quarried the local chalk/limestone as part of cement manufacturing operations, with the main production activities operating between the 1950s, through to cessation in the early 2010s. The Site is divided by the main public highway, with the former cement kiln and quarrying operations being sited on the east side of the highway. A variety of different commercial activities operate on the west side of the highway, a concrete batching plant still operates on the east side.

1.3 This Report will inform the preparation of the Shoreham Cement Works Area Action Plan (AAP) currently being prepared by the South Downs National Park Authority (SDNPA). The Report is one of several evidence-based studies for the AAP that have recently been commissioned and are now underway - including transport, viability testing of development scenarios, landscape and industrial archaeology.

1.4 The South Downs Local Plan 2019 includes a policy for the site (Strategic Site Policy SD56: Shoreham Cement Works). The supporting text divides the site into 4 areas, A – D as shown in *Figure 1*. The policy provides details about the AAP.

Figure 1: Shoreham Cement Works Areas Plan



1.5 Areas A and B of the Shoreham Cement Works Site contains a variety of buildings associated with the cement works and associated operations. As part of the work on the AAP, SDNPA has instructed Aver to prepare budget estimates for the demolition of these buildings. This is required as part of wider AAP work to examine the future development options for the site.

1.6 This demolition is also to include for the recovery and removal of hazardous chemical materials (non-asbestos) that may/are likely to be in these facilities.

2 Site Survey/Viewing Scope

2.1 AVER undertook the evaluation of the buildings/facilities areas of the Site (i.e. Areas A and B) in two parts: -

Part 1: Chemical materials/contamination survey to building fabric, plant and equipment and general debris within Area A and Area B.

2.2 This survey work was undertaken by a Technical Specialist(1), experienced in undertaking this type of Hazardous chemical materials survey works. The different identified quantities were noted, measured and recorded (photographic records) to prepare an Inventory/Schedule of these materials.

2.3 Identification of appropriate techniques for their removal and disposal from site e.g. stand-alone site clearance task, as part of demolition works etc. was also evaluated as part of this survey work. This survey work did not include sampling and analysis of materials. Experience has found that most materials can be categorised as part of the survey works, and samples can be provided for potential waste receivers at a later date when firm costs are required.

Part 2: Demolition evaluation in terms of the quantities of demolition arisings that will be produced to clear the site to slab level, with options for slab removal and processing, of Area A and Area B.

2.4 This survey work was undertaken by a Demolition Estimator(2), experienced in undertaking Industrial Demolition works of this nature.

2.5 Outline methodologies for demolishing the buildings/facilities in each area were also assessed and, on this basis, the resources required, and budget estimates derived.

2.6 Slab surface areas were measured/estimated, and cost estimates provided for removal and processing of the slab materials and their retention/stockpiling on-site.

2.7 Costs provided will be based upon market values for materials at that time. It should be noted that scrap credit values can change significantly in changing market conditions.

2.8 The survey work included production of tabulated quantities of materials, and a simple breakdown of demolition costs. Assumptions and the outline demolition methodologies will be included as part of this information.

2.9 This is not a structural assessment of the buildings. General observations on the buildings' condition will be noted and recorded and included in the survey notes. The Client will be required to identify potential buildings/structures it may potentially wish to retain and re-use. Costs to soft-strip these buildings back to bare-shell will then be included for these particular buildings as part of the survey notes. Please note that determining the suitability of buildings for re-use/re-purposing and refurbishment is outside the scope of this survey, but general comments/observations based upon knowledge and experience of similar surveys, may be provided in the survey notes.

(1) Bob Shaw CChem FRSC MIDE CEnv (2) Andrew Dale FIDE

2.10 The Chemical materials contamination survey recovery and disposals costs are incorporated into the Demolition Budget Estimates to provide a single cost document. A simple breakdown of costs is provided to provide an understanding of the cost of different elements of the work. This is provided separately for Area A and for Area B.

2.11 This survey work does **not** include costs for an Asbestos (Refurbishment & Demolition) Survey. It is assumed that the Asbestos Management Plan for the Site will be made available for these survey works. Experience has shown that this usually has identified the main asbestos liabilities and their removal can be included as part of the Demolition Budget Estimates. It should be noted that prior to actual demolition, a full Asbestos (R&D) Survey will be required, and demolition contractors will need to finalise costs when this information is available.

3 Site Survey/Viewing Observations

3.1 The survey was undertaken on 2nd November 2021. The survey team was initially met by Steve Dudman, owner of the Site, who provided an initial tour and safety brief. Thereafter the survey team was free to undertake the walkaround survey unaccompanied.

3.2 As part of this tour, a former crushing unit and conveyor system, located on the north embankment of the Site , were viewed. These buildings/structures were noted as being located within Area C, and the demolition of these particular facilities has therefore been noted in the report accordingly. No chemical hazards/contamination were noted to these particular facilities.

3.3 A Filter-Press House and Conveyor Line is sited within Area C, but feeds into, and is directly connected to, the main cement plant buildings in Area B. This Filter-Press House and Conveyor Line have therefore been included as part of Area B for this survey.

3.4 No buildings or structures were observed in Area D and has not formed part of this survey.

3.5 Items of note/potential concern were logged, and photographs taken. A photo log is provided as *Appendix A*. No samples of materials were taken during this event.

3.6 A summary of findings is presented in bullet-point format below: -

General Observations/Conditions at time of Survey

- The site operated as a standard wet, water-based process with the kilns being coal-fired. The coal-ash/clinker was thought to have been fed back into one of the aggregate processes when the Cement Works was operational.
- The vehicle maintenance area/workshops in Area A are likely to have an interceptor, but this part of Area A was covered over with materials and equipment and clear sight of the slab surface in this location was not possible. No evidence of USTs was observed in these locations.
- Cellars/pits (i.e. sub-surface rooms) were invariably waterlogged, preventing access/observations.
- Many different businesses operate in Area A. Whilst general views from outside premises were possible, inspection of conditions inside occupied buildings/areas was not generally possible.
- Area B contains the Cement Kilns Building and forms the centre of the main building complex of the Site. The buildings are comparatively free from rubbish/materials.
- A number of abandoned vehicles (redundant cement lorries etc.) are present to Area B. These have been lined-up in a row and it would be expected that the owner would remove these when notice had been given to demolish the Site.
- The worked quarry areas (Area C) includes areas of backfilling. A risk remains that wastes may also have been buried here. This point is outside the scope of this Survey. This point is further covered in report *Shoreham Cement Works* -

Programme Of Works Report For Land Contamination, Removal of Existing Buildings and Drainage Investigations. Ref. CG/39033.

- Area C also contained an aggregates screening/recycling area, including recovered asphalt/bitumen. Some of these materials will undoubtedly form the pad surface in this area. These materials are outside the scope of this Survey.

Chemical Hazards/contamination (excludes asbestos materials)

- No glaring/large stocks of Haz Waste/Contamination were observed to be present.
- Occasional stockpiles of discarded tyres are present, mostly in the Cement Kiln building. These are a mix of car/van, commercial vehicle and plant equipment tyres.
- Occasional drums/tubs of lubricants/greases were noted. This is typical for such an industrial site.
- Some additives used in the current concrete batching process were also observed (IBC containers).
- Oils to motors/gearboxes etc. remain in much of the abandoned equipment.
- One location of discarded household refrigerators was observed, but this was limited in quantity.
- A fuel tank is located in Area B for serving plant and equipment, but no obvious heavy impact/staining was observed.
- No bulk use/storage of petroleum fuels was noted.
- It is likely that some contamination (petroleum hydrocarbons etc.) pockets will be found when these areas are vacated by existing tenants. Vehicle maintenance/workshops are likely to have additional pockets of contamination from those operations.
- For the quantities and types of Haz Waste/Contamination observed (excluding asbestos cement sheet), these would usually be expected to be included as part of any Demolition contract. The amounts are comparatively small and the materials for disposal fairly routine. These disposal costs are minor compared to the demolition costs and have assumed that all loose internal/external equipment/rubbish belonging to Dudman Group is cleared by others prior to Demolition commencing, and separate pricing has been provided for this activity.

Demolition Observations/notes

- Access to Buildings was limited and no access above ground level was available during the survey due to stairways being removed to prevent access of intruders. However, based upon our past experience, having priced several Cement Works over the years, won Contracts at Cement Works and completed the Demolition works, we have used some good bench marks obtained from those past experiences to aid the Survey exercise.
- Buildings generally have tin-sheet roofs, but asbestos-cement cladding to the walls. These surfaces are coated in a layer of solidified cement dust that increases the sheet weights. It is most likely that mechanical demolition of these features will be the appropriate method of asbestos cement sheet recovery. Many of the roof areas

are in a poor condition and having demolition workers at height, recovering cement sheets in these unstable surroundings is considered to be an unacceptable risk.

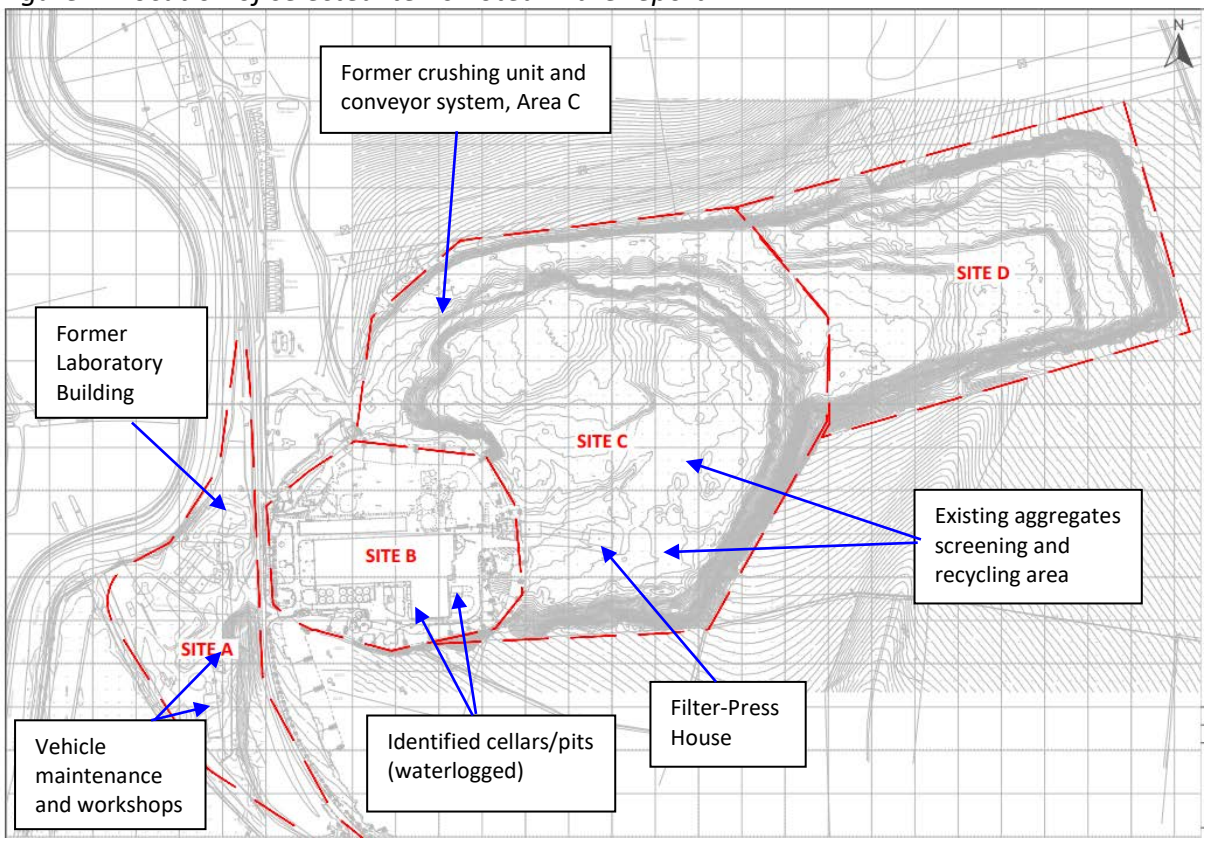
- As would be expected for a Cement Works; layers of cement dusts are present through each of the buildings and on ledges/steelwork etc. It is expected that the cement dusts present will be incorporated into the demolition arisings (demolished concrete materials) when the building is demolished.
- Silos were inspected where they were found to be open. No bulk quantities of materials were observed, but coatings to internal surfaces were present. It is expected that these coating will break-off and be incorporated into the concrete demolition arisings during demolition.
- The demolition would be carried out using mechanical excavators fitted with demolition tools and to demolition specifications. A blow-down of the Chimney Stack is included as part of the demolition works.
- The site has already been stripped of valuables/cable/non-ferrous items, including transformers and switchgear. These potential scrap credits are therefore reduced accordingly.
- We have assumed that all Electricity, Gas and Water services are isolated by others prior to handing the site over for Demolition with full certification to proof this. In our cost plan we have allowed only to carry out checks that the services have been isolated prior to commencing Demolition.
- No asbestos management plan/file has been received, but it would appear that the bulk of the asbestos hazards (excluding cement sheet) have already been removed.
- Asbestos cement sheet debris is present in many locations, but no great stockpiles of this material were observed. This type of loose asbestos cement debris is routinely hand-picked to remove it during demolition works.
- For the purposes of demolition, all Asbestos Cement is to be demolished Mechanically due to its poor condition. This Method is in-line with Industry Standards where the Asbestos Cement is not in good condition with Dust Busters being used throughout to damp down the sheets during the Demolition operation. The sheets, once at ground level, to be loaded straight into skips (sheeted) for disposal to Landfill.
- In lieu of any R&D Asbestos Surveys being available which would identify Notifiable Asbestos containing materials that could potentially be in the Buildings the following has been allowed:- The Cost of providing an R&D survey along with nominal small Contingency to cover the removal of Notifiable Asbestos found during the Survey. During the site inspection little or no evidence of Notifiable Asbestos was seen, only Asbestos Cement was apparent whose cost of removal/recovery is allowed within the Cost Plan.
- No access to the former Laboratory building was possible, but it appears to have been cleared-out/stripped back to a near bare-shell condition.
- Visually, the former Laboratory building may be reasonably sound, and could potentially be re-used. However, no structural evaluation or condition survey of this building has been made; no financial viability evaluation for re-purposing this building has been undertaken.
- A large risk for the demolition is the extent/thickness of slabs and foundations; - these are usually very thick in cement works but breaking-out these foundations can be a large commercial risk. Assumptions can be made, but the true extent of

foundations and slab thicknesses will only be identified on break-out and excavation of the materials. This will remain a large commercial risk for whoever is to remove the slabs and foundations.

- Potentially, these slabs and foundations could be retained in-situ and re-used as part of future use of the site, but undoubtedly some re-working of these surfaces would be required. Re-use of the slabs and foundations has not been evaluated as part of this survey.
- The major Risk on this Project as far as Costs are concerned is the potential for Ferrous Scrap Metals Prices to fall in Value. Scrap values have been off set against the Cost the work (noted as Credits in the Cost Summary (Demolition) table). Further details are provided in the Cost Plan.

Figure 2 (below) is provided to further assist in understanding the location of items noted in the report.

Figure 2: Location of selected items noted in the report



4 Quantities, Calculations, Costs (Budget Estimates)

4.1 As noted above, the sums allocated for the Chemical Haz Waste materials is minor compared to the Demolition costs. Quantities of the Chemical Haz Wate materials have been estimated, as noted in the Haz Waste (chemical) Inventory (*Appendix B*),but access at site was insufficient to gain true measures of these materials. The true extent of these materials will only be identified when the premises have been vacated and works are undertaken to clear the Site. Experience has shown that on vacating premises, the more costly disposal items tend to get left behind or may even be added to as part of this process.

4.2 The Inventory table (*Appendix B*) provides the quantities that have been estimated. Existing tenants may or may not clear their materials. Items of value e.g. remaining derv/gas oil would be expected to be fully removed/relocated and hence these have been put at nil cost.

4.3 The costs have been calculated based upon the estimated quantities of materials and typical commercial rates for disposal taken from similar recent works. A sum has been added to allow for labour costs to collect the materials within the site and centralise them ready for collection.

4.4 An exception to this is the disposal of the tyres at site. There are many different tyre sizes present, ranging from car tyres through to 25-tonne dumper tyres. The individual disposal costs differs between the different tyre sizes, and it is not possible to identify all tyres in the different stockpiles. An allowance of £10,000 has been calculated for tyre disposal.

4.5 The budget estimate for recovery and disposal of the noted Chemical Haz wastes from Area A is **£6,000**.

4.6 The budget estimate for the recovery and disposal of the noted Chemical Haz wastes from Area B is **£25,000**.

4.7 The Demolition Costs (*Appendix C*) provide a breakdown of the resources considered appropriate for the demolition works. Quantities of materials, including scrap tonnages, have been calculated and are shown in the cost spreadsheet.

4.8 The Demolition Cost on Area B, and the Slab/Foundation Removal costs are standalone to enable an appreciation of costs for carrying out the demolition of above ground buildings/structures, and separately for the slabs and foundations. If the slab removal were to commence in advance of all Demolition being completed, then 3 to 4 weeks could be saved on the Prelims and Management of the works, resulting in some small cost savings and reduction in overall completion time. We have assumed that Areas A & C are completed during the same period as Area B and on that basis have costed those Areas without Prelims (Management, Security, Site Establishment etc.).

4.9 We have allowed for the increased cost in vehicle/equipment fuels that is expected to come into force in April 2022.

4.10 In the Cost allowance all Concrete has been allowed to be crushed and stockpiled on-site producing a 6F2 category of material.

4.11 The major Risk on this Project as far as Costs are concerned is the potential for Ferrous Scrap Metals Prices to fall in value. Scrap values have been off set against the Cost of the work. In the Cost Plan we have used current values which have been around the stated values for the last 12 months. Ferrous Prices have been known to fluctuate over the years with values both increasing and decreasing on a month by month basis driven by world demand and currency rates. Prices normally move slowly both up and down, probably in 5% increments, but over the course of a Year if a downward or upward trend sets in this could lead to significant value changes, particularly where large quantities of metals are involved, as is the case with this Demolition Project.

4.12 Over the next 12 months where inflation is set to increase, and the World is coming to terms with the backlash of COVID 19 it hard to predict which way values may go. On this basis, to ensure the Budget Price is robust it would be prudent to make a Contingency allowance of £500,000 in-case Scrap values decrease. This has the effect of increasing the overall Budget Cost by this value. This is not shown in the Cost spreadsheet, but is shown in the Cost summary, below.

Cost Summary (Demolition)

	Area A	Area A Slab & Foundations	Area B	Area B Slab & Foundations	Area C	Area C Slab & Foundations	
Costs	310,275	160,800	2,449,365	818,680	65,345	15,250	
O/head and Profit @ 20%	62,055	32,160	489,873	163,736	13,069	3,050	
Total Cost	372,330	192,960	2,939,238	982,416	78,414	18,300	
Less total Credits (Scrap value)	(82,775)	(82,560)	(1,186,640)	(381,840)	(47,730)	(5,160)	
Net Charge	289,555	110,400	1,752,598	600,576	30,684	13,140	**2,796,953** **Total**

4.13 Total Net charge of £2,796,953 + £500,000 scrap decrease contingency = **£3,296,953 Budget**

4.14 All costs are shown in £ Sterling and do not include VAT.

Glossary

R&D – Refurbishment & Demolition; used in the context of an Asbestos (Refurbishment & Demolition) Survey. This type of survey is required as part of current Asbestos Regulations to investigate asbestos materials and their condition where refurbishment or demolition is to take place.

Interceptor - Receiving pit for surface water drainage, usually serving areas of hardstanding, where waters are collected, oils and greases allowed to separate from the waters, and solids allowed to settle-out.

USTs – Underground Storage Tanks

Pad surface – area of unsealed hardstanding e.g. made from crushed brick/concrete

Haz Waste – Hazardous Waste as defined by current Waste Management Regulations

IBC – Intermediate Bulk Container. A 1 cubic-metre capacity plastic container used for storage of bulk liquids.

Asbestos Cement – Cement-based construction material containing asbestos. Most common form as corrugated roof sheeting.

Asbestos cement sheet debris – broken pieces of asbestos cement sheets.

Notifiable Asbestos – Asbestos containing material that is removed by a licenced asbestos removal contractor, and this work must be notified in advance to the Health and Safety Executive.

Prelims – Preliminary costs that are charged, usually as part of site set-up and overhead costs in running a project.

6F2 – a particular grade of recycled aggregate. Further details are available in Waste Management Regulations and Guidance Documents.

Photo Log

Shoreham Cement Works

2nd November 2021

(Appendix A to REP202-1)

Area A

Plate 1: Former Admin and Laboratories Block

Plate 2: Former Admin and Laboratories Block

Plate 3: Former Admin and Laboratories Block

Plate 4: Silos and Distribution Building

Plate 5: Service Road to Storage Buildings

Plate 6: Storage Buildings (occupied)

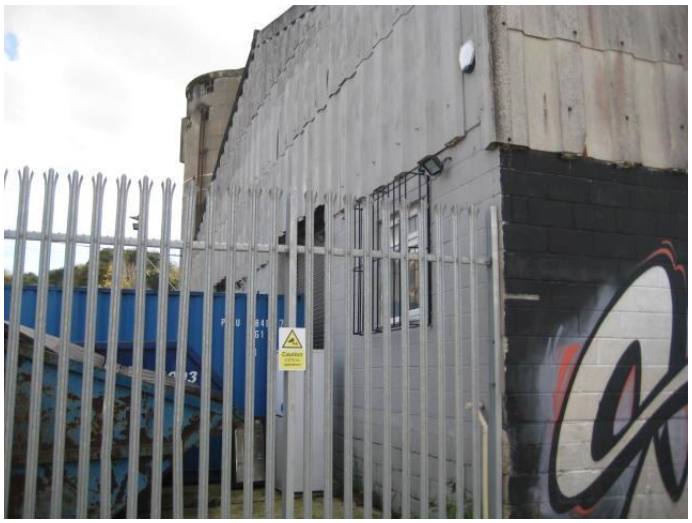


Plate 7: Former Yard amenities buildings

Plate 8: Former Yard amenities buildings – discarded contents internally

Plate 9: Distribution Building

Plate 10: Gateway to Builders Yard (occupied)

Plate 11: Builders Yard (occupied) – waste materials

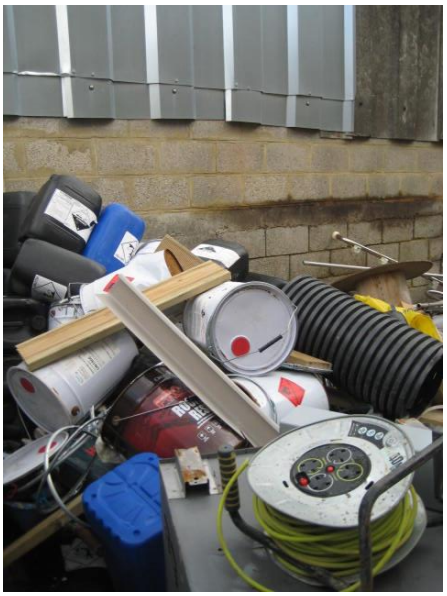


Plate 12: Builders Yard (occupied)

Plate 13: Scaffolding Yard (occupied)

Plate 14: Vehicle Yard (occupied)

Plate 15: Warehouse Yard (occupied)

Plate 16: Rear of Former Vehicle Maintenance Workshops

Plate 17: Vehicle Maintenance Area

Plate 18: Vehicle Maintenance Area – likely site of interceptor/drainage sump

Plate 19: Vehicle Maintenance Area

Plate 20: Vehicle Maintenance Area

Plate 21: Vehicle Maintenance Area

Plate 22: Former Security Gatehouse and Weighbridge

Plate 23: Transport Yard/Pad

Plate 24: Former Vehicle Workshops (occupied)

Plate 25: Discarded materials and equipment opposite Former Vehicle Workshops

Plate 26: Waste Storage yard (Veolia)

Plate 27: Waste Storage Yard (Veolia)

Area B

Plate 28:

Plate 29: Inside the Filter Press House

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Plate 32: Filter Press house – example of loose corrugated cement sheet

Plate 33: View along conveyor from Filter Press House

Plate 34: Empty tankage external to Filter Press House

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Plate 36: Storage yard adjacent to bunker buildings

Plate 37: Storage Silos

Plate 38: Vehicle refuelling and diesel storage point

Plate 39: Diesel storage and dispensing

Plate 40: Diesel storage

Plate 41: Handling Shed (adjacent to Generator House)

Plate 42: Handling Shed – flooded pit

Plate 43: Generator House

Plate 44: Bunker House – roof in poor condition and breaking-up

Plate 45: Kiln Shed

Plate 46: Kiln Shed

Plate 47: Kiln Shed

Plate 48: Kiln Shed

Plate 49: Kiln Shed – motors and gearboxes to kilns

Plate 50: Kiln Shed – flooded pits

Plate 51: Kiln Shed – electrical equipment has been stripped and removed

Plate 52: Kiln Shed – example of tyre stockpile

Plate 53: Kiln Shed – side rooms areas in poor condition

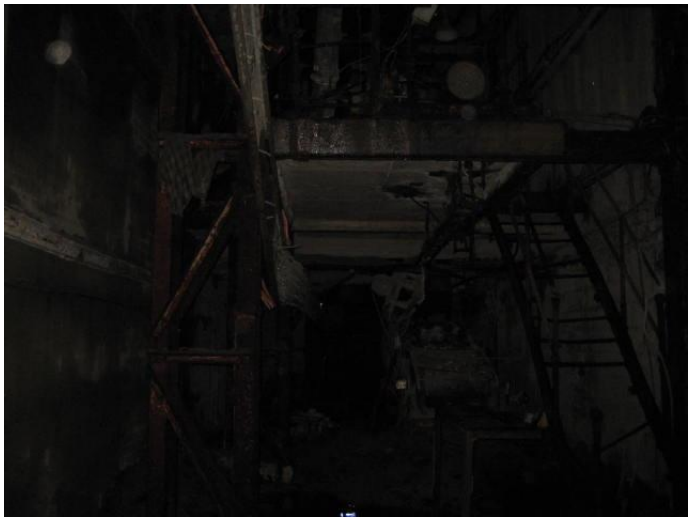

Plate 54: Kiln Shed – examples of part-full IBCs

Plate 55: Kiln Shed – redundant process equipment

Plate 56: Bunker House – flooded floor and waste drums

Plate 57: Bunker House – floor areas

Plate 58: Flooded transfer pit adjacent to Generator House

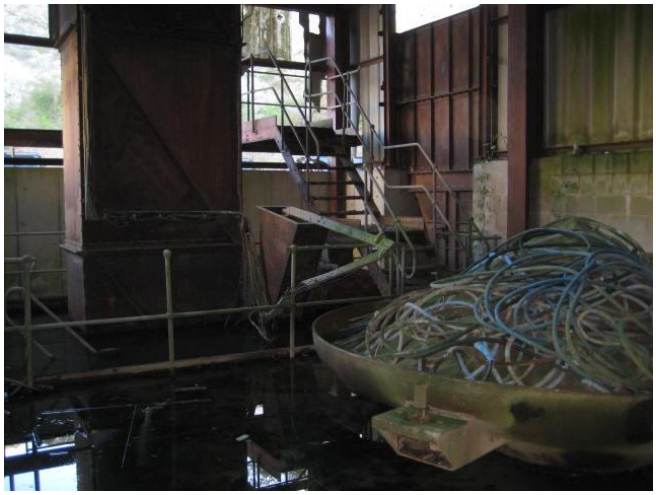

Plate 59: Accessway between Kiln Shed and Workshops – abandoned vehicles

Plate 60: Chimney Stack

Plate 61: Chimney Stack – internal base, underside of stack

Plate 62: Vehicle Yard – occasional debris and discarded materials

Plate 63: Plant and Equipment Graveyard – occasional drums and tyres

Plate 64: External Haz Mat Store

Plate 65: External Gas Bottle Store

Plate 66: Fuel Storage and Dispensing Point

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Plate 72: Workshops – IBC storage

Plate 73: Workshops – discarded electrical switchgear equipment

Plate 74: Workshops – oil and chemical staining to cleared room

Plate 75: Workshops – used chemical containers

Plate 76: Workshops (active)

Plate 77: Workshops (active)

Plate 78: Workshops (active)

Area C

Plate 79: Conveyor (foreground)

Plate 80: Conveyor and Crusher House viewed from Area A (background, on horizon)

Hazardous Materials (Chemical) Register and Cost Spreadsheet

Shoreham Cement Works

(Appendix B to REP202-1)

D202 Shoreham Cement Works - Haz Materials (Chemical) Quantities

Area A

Item No.	Location	Description	Quantity and Container size	Cost to recover and dispose	Notes
1	Former Vehicle Maintenance area	Sump/Interceptor	Unknown	£3,000	General allowance for tanker serv
2	Tenanted areas	Small diesel storage tanks	Allowance of 5 x 1000-litre tanks for de-sludging	£1,500	Assume bulk fuels removed alreac
3	Tenanted areas	Discarded drums, containers of oils, lubricants, paints etc.	General allowance of 50 x assorted drums/ccontainers	£1,500	Assume that some will be left beh Does not allow for general 'Rubbis
			Total Area A	**£6,000**	

Area B

Item No.	Location	Description	Quantity and Container size		
1	Filter Press House	Domestic refrigerators	30 (approx), assorted sizes	£1,100	
2	Boundary pad close to Gatehouse cabin	Diesel tank, lubricants, 23,000-litre capacity tank (approx)	Assume any fuel stock will be recovered by owner/operator	0	Potential for local spills to have in
3	Motor House	Lubricating Oils to each generator unit	Allow 4 x 220-litre drums	£2,000	

4	Batching Plant	Assorted small containers of additives	Allow 10 x 25-litre containers, part-filled	£600	
5	Batching Plant	IBCs of additives	Allow 5 x part-filled	£1,000	Expeted that these would be reco
6	Batching Plant workshops	Assorted waste oil containers	Allow 6 x discarded 220-litre drums	£2,000	
7	Kiln Shed	Waste oils	Approx 15 x 220-litre drums (part-filled)	£2,500	
8	Kiln Shed	Discarded IBCs with sludge contents	4 (part-filled)	£800	
9	Kiln Shed	Waste Tyres	400 (approx), various sizes	£10,000	
10	Kiln Shed	Oils to rotary drives	Allow 2 x 220-litre drums	£1,100	
11	Sinter House	Assorted waste oil containers	Allow 4 x 25-litre containers, part-filled	£800	
12	Plant graveyard	Waste oils	Approx 5 x 220-litre drums (part-filled)	£1,000	
13	Corrosives store	Part-filled drums of corrosive liquids	Allow 3 x 220-litre containers, part-filled	£1,500	
14	Gas Bottle Store	Assorted gas bottles	Approx 30 no., assoted types and sizes	£600	
15	Conveyor House	Diesel tank - 10,000-litre capacity	Assume any fuel stock will be recovered by owner/operator	0	Potential for local spills to have in

Total Area B	**£25,000**

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Cost Spreadsheet (Demolition)

Shoreham Cement Works

(Appendix C to REP202-1)

D 202- Bedding Cement Works Shoreham - Budget Price Demolition of Buildings Area A to top of Slab level

	Number	Quantity	Unit	Rate	Total Cost
Management					
Site Manager - Demolition	1	0	wks	£ 2,200.00	£ -
Permit Co-Oridinator/Weighbridge	1	0	wks	£ 1,350.00	£ -
Non Working Foremen Demolition	1	8	wks	£ 1,500.00	£ 12,000.00
Visiting Safety Manager - Weekly visits	1	0	days	£ 400.00	£ -
Labour					
Demolition Operatives/Banksman/ Hand Picking (Average)	4	8	wks	£ 1,100.00	£ 35,200.00
Gateman - Local	1	0	wks	£ 800.00	£ -
Site Set Up	0	0	wks	£ 1,100.00	£ -
Services					
Service Isolations Check Electrics etc	1	1	sum	£ 1,000.00	£ 1,000.00
Facilities / Provisions					
Site Establishment - Water / Electric/Telephone/Generators etc	1	0	wks	£ 1,500.00	£ -
Internal Heras Fencing / Signage	1	1	sum	£ 1,500.00	£ 1,500.00
Site Vans / Minibus	1	8	wks	£ 300.00	£ 2,400.00
Personal Protective Equipment	1	32	man wks	£ 50.00	£ 1,600.00
Asbestos R&D					
No Survey - Contingency	1	1	sum	£ 15,000.00	£ 15,000.00
Cost of R&D Survey	1	1	sum	£ 7,500.00	£ 7,500.00
Security					
Out of Hours - 2 Guards out of Hours	1	0	wks	£ 3,240.00	£ -
Monitoring					
Monitoring of Noise, Dust & Vibration	1	8	wks	£ 300.00	£ 2,400.00
Traffic Management					
Traffic Management	1	8	wks	£ 100.00	£ 800.00
Disposals					
Disposal of Rubbish/Insulation	1	70	ton	£ 200.00	£ 14,000.00
Disposal of Hazardous Waste - Flourescent Tubes, Drums, Containers (WEEE)	1	1	sum	£ 2,000.00	£ 2,000.00
Disposal of Asbestos Cement	1	95	ton	£ 225.00	£ 21,375.00
Surveys					
Structural Engineering Surveys and Checking	1	3	days	£ 1,000.00	£ 3,000.00
All other required Surveys - Ecological Topo etc	1	1	sum	£ 4,000.00	£ 4,000.00
WAC Testing	1	1	sum	£ 500.00	£ 500.00
Brick and Concrete					
Crushing of Concrete and Blockwork (remains on site)	1	2300	m3	£ 12.00	£ 27,600.00
Plant & Equipment					
67 Tonne Excavator Hitachi with Driver (on Long Arm)	1	2	wks	£ 7,500.00	£ 15,000.00
67 Tonne Excavator Hitachi Fuel including excepted Tax surcharge April 2022	1	2	wks	£ 2,000.00	£ 4,000.00
67 Tonne Excavator Hitacji Attachment	1	2	wks	£ 1,000.00	£ 2,000.00
49Tonne Excavator (Hitachi) Driver	1	6	wks	£ 3,000.00	£ 18,000.00
49 Tonne Excavator (Hitachi) Fuel including excepted Tax surcharge April 2022	1	6	wks	£ 1,500.00	£ 9,000.00
49 Tonne Excavator (Hitachi) Attachment	1	6	wks	£ 750.00	£ 4,500.00
35 Tonne Excavator (Hitachi) Driver	2	8	wks	£ 2,500.00	£ 40,000.00
35 Tonne Excavator (Hitachi) Fuel including excepted Tax surcharge April 2022	2	8	wks	£ 1,300.00	£ 20,800.00
35 Tonne Excavator (Hitachi) Attachment	2	8	wks	£ 750.00	£ 12,000.00
On / Off Plant and Equipment	4	2	no.	£ 1,000.00	£ 8,000.00
Dumptruck including driver and fuel (Moving Crush materials and on site)	1	3	wks	£ 4,000.00	£ 12,000.00
Dust Busters	1	8	wks	£ 450.00	£ 3,600.00
Mobile Elevated Working Platform (MEWP) / Access	1	3	wks	£ 500.00	£ 1,500.00
Recipricating Saw / Stihl Saw / Loose Tools / Bags/Incidentals etc	1	8	wks	£ 500.00	£ 4,000.00
Fork Lift / Telehandler	1	8	wks	£ 500.00	£ 4,000.00
COSTS					**£ 310,275.00**
OVERHEAD & PROFIT 20%					**£ 62,055.00**
TOTAL COST					**£ 372,330.00**
LESS TOTAL CREDITS					**£ 82,775.00**
NET CHARGE					**£ 289,555.00**

Overall Quantities Summary

Material	Tonnage	Rate Per Tonne	Total Value
Steel (Oversize) Collected	225	£ 250.00	£ 56,250.00
Light Iron Collected	10	£ 180.00	£ 1,800.00
Motors	0	£ 500.00	£ -
Rebar (4%)	115	£ 215.00	£ 24,725.00
Total Value	**350**		**£ 82,775.00**
Above Ground Concrete (m3)	1200		
Below Ground Concrete (m3)	0		
Concrete Blockwork (m3)	1100		
Tarmac (m3)	0		
Asbestos Cement	95		
Soft Strip / General Rubbish	70		
Product (M3)	0		
Estimated Duration (wks)	8 weeks		