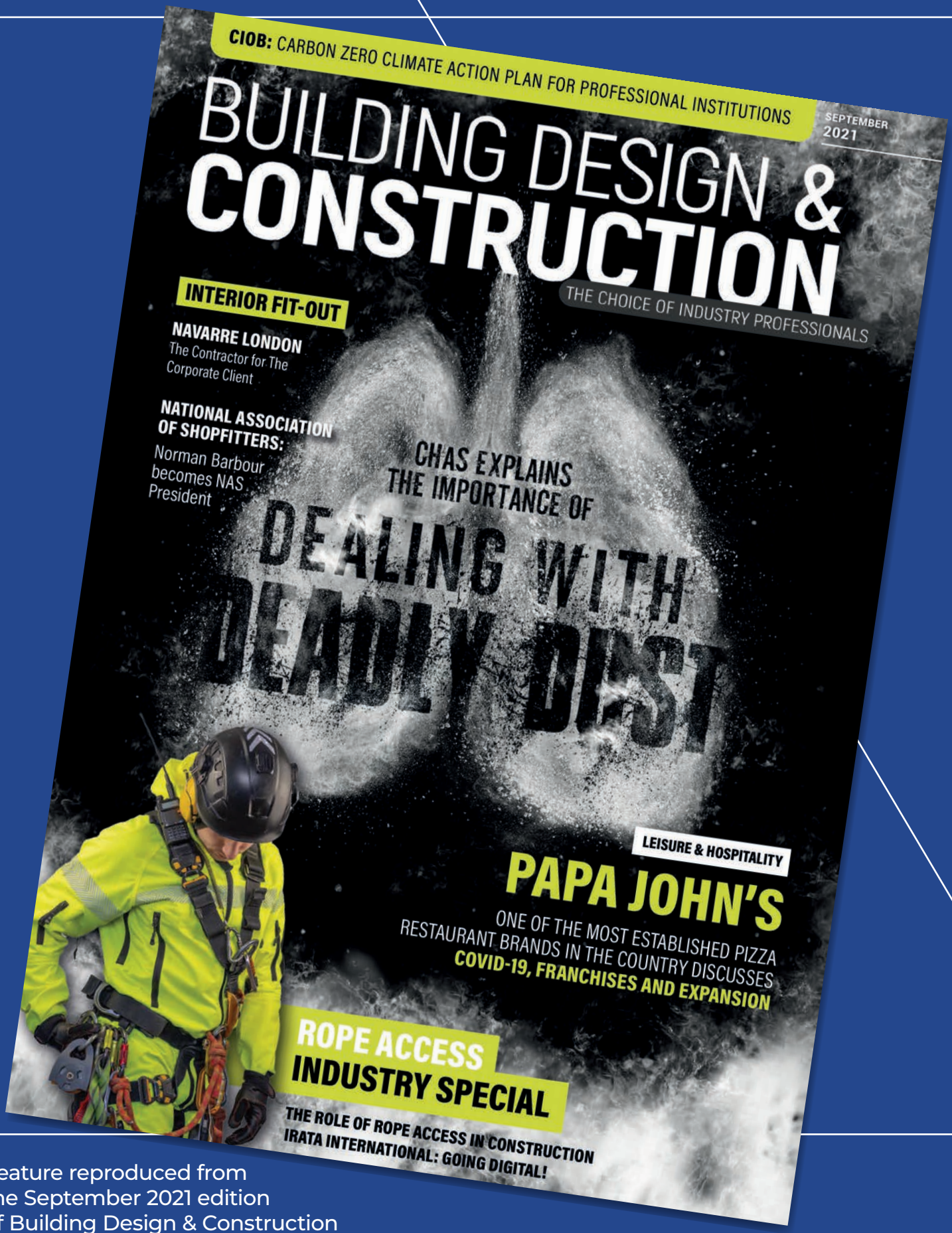
RHODAR
Specialist Enabling Works
ASBESTOS | DEMOLITION | REMEDIATION

Demolition Services Review



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Demolition: A Shining Light in the Rhodar Portfolio

A major force in specialist enabling works, Rhodar's demolition capabilities continue to complement its enviable reputation.

With a legacy as one of the nation's first licensed asbestos removal companies, Rhodar has been leading by example since it was founded in 1976. Indeed, its innovative techniques have continued to distinguish it ever since, setting new benchmarks throughout its evolution to become a leading UK specialist enabling works provider. This was formalised in 2018 when it rebranded to showcase its holistic capabilities as a one-stop solution.

It represented a new and exciting chapter for Rhodar, bringing its asbestos removal, demolition and land remediation services under a single banner. Reinforcing decades of knowledge and expertise in its core disciplines, the business has been able to strengthen its reputation as a multi-service brand, offering clients access to a totally integrated, high-quality works package tailored to need.

SOLID FOUNDATIONS

Rhodar's specialist Demolition Division is led by Director Andy Fisk, part of the management and site team to join following the acquisition of Bagnall UK 17 years ago, bringing with them unrivalled technical know-how and experience.

The Bagnall name, associated with excellence in demolition for over 40 years, was retained until the 2018 rebrand.

Over that period, Bagnall UK had been involved in a range of significant projects. For example, in 1996 Andy and his team were awarded arguably one of the most challenging projects of the decade. Following the devastating Manchester bombing in June that year, Bagnall was appointed to undertake the demolition and site clearance of the former Printworks, which included one of the most complicated façade retention schemes ever undertaken in the UK.

SETTING NEW BENCHMARKS IN DEMOLITION

"We're ambitious and always have been," says Andy. "That's reflected in our confidence to tackle the toughest projects, embrace innovation, and lead from the front. Our staff work in some of the most challenging environments where health and safety is always the primary consideration. We handpick and train only the best people, have our own health and safety compliance and audit team, and constantly invest in training and technology to be the most effective at what we do."

Indeed, Rhodar's proven track record for delivering high-end projects throughout the UK is second to none. For example, as an incumbent of the Atomic Weapons Establishment (AWE) and BATS Nuclear DPS framework, Rhodar has the enviable role of working on some of the nation's most safety and security-critical sites. Here the calibre of its operatives and its programme and delivery of works must stand up to the most intense scrutiny, requiring multiple levels of clearance

to access and work on these sites.

Moreover, working with Amey Defence and Aspire KBR, as an NFDC accredited company Rhodar continues to deliver technically challenging demolition, asbestos removal and land remediation services to MOD (DIO) sites.

Understandably, Rhodar has been called upon to complete some of the most demanding projects in the industry with a strong presence in the public sector. A great example of this in 2019 saw Rhodar carry out the first demolition of a Laingspan school building for the EFSA (DfE). These building types, constructed in the 1970s, utilised a post-tensioned concrete frame, preventing the use of traditional mechanical demolition techniques.

The post-tensioned elements of these structures retain an incredible amount of stored energy, which if released could set off a chain reaction that could cause a catastrophic collapse. Rhodar's bespoke methodology, developed with specialist structural engineers, ensures the integrity of the post tensioned sections are not disturbed as they are taken down for safe release in a designated processing area. Rhodar's approach, which was carefully monitored by both the ESFA and the client, has continued to be utilised successfully on Laingspan buildings.

Rhodar has similarly forged a niche tackling the demolition of CLASP (The Consortium of Local Authorities Special Programme) buildings which were popularised in the 1960s as part of fast-track prefabricated school building programme.

Other specialist services include top-down demolition for high-rise buildings and the use of demolition robots which can be operated remotely within structurally unsafe environments to minimise risk to human life.

Rhodar's Demolition Division, working closely with their Land Remediation team, specialises in effectively providing clients with a blank canvas. From complete demolition to soft stripping, or technical alterations for rejuvenation and reuse, the team works collaboratively, leveraging core strategies and an expertly trained workforce to consistently deliver excellent customer service and technical know-how. This is supported by a meticulous health and safety structure. The result: practical, modern solutions that are successfully delivered first time.

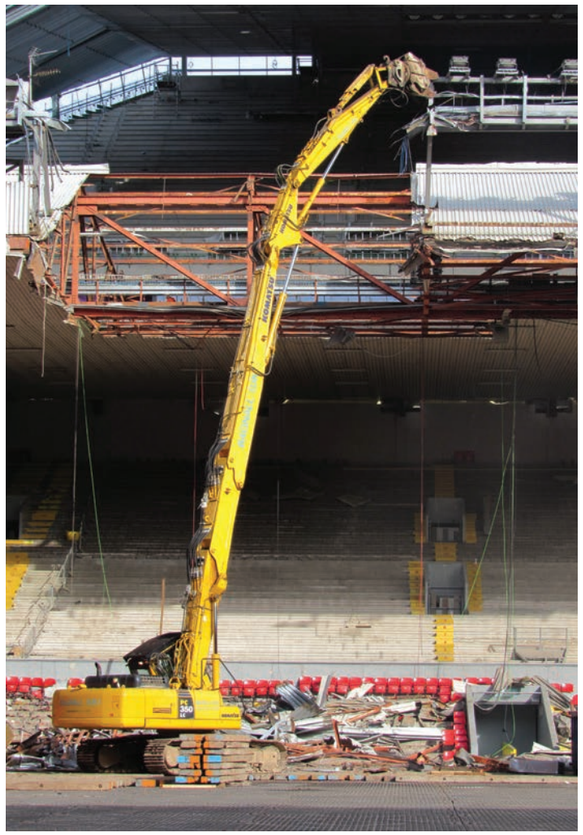
A LEADING PROVIDER

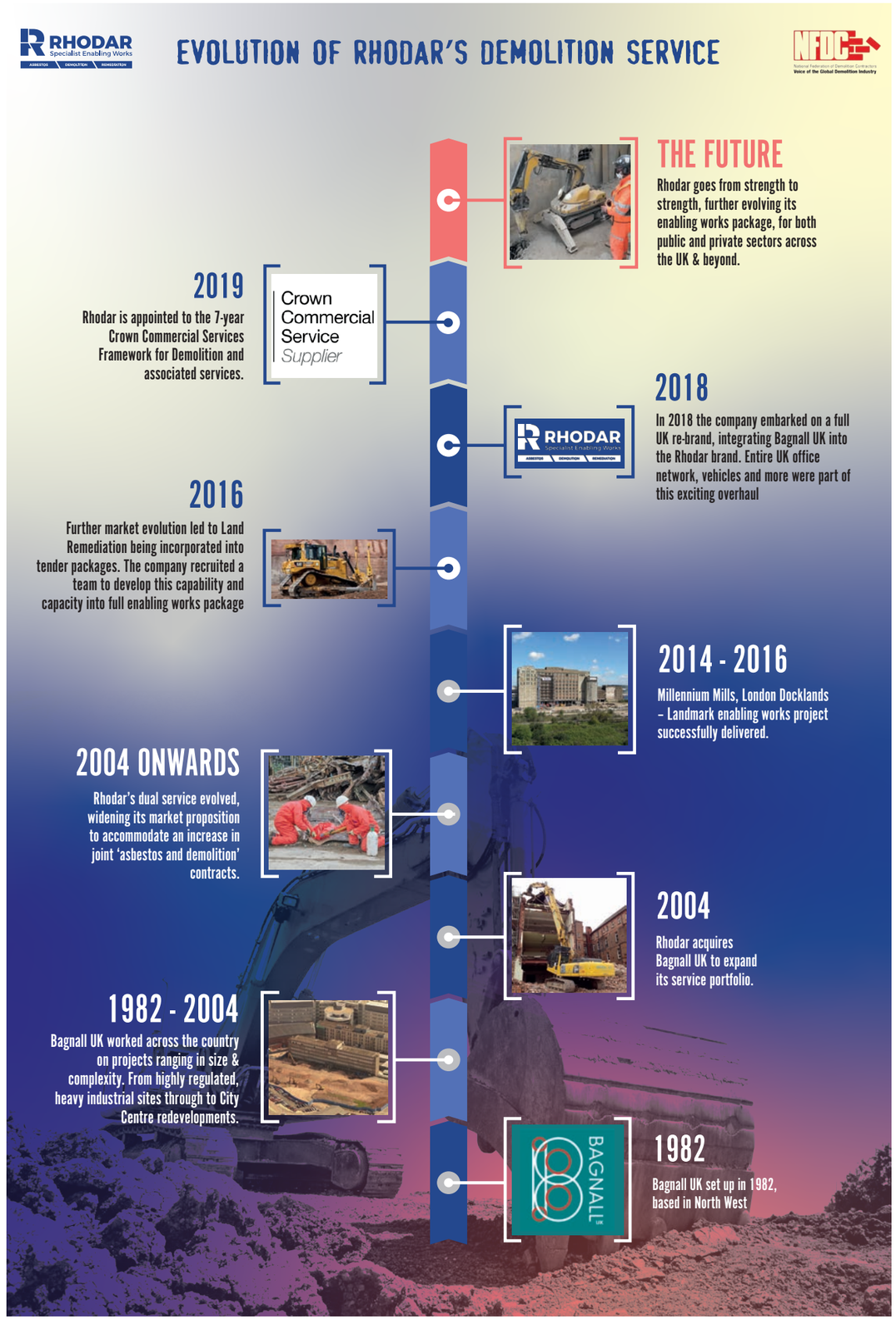
Rhodar's track record distinguishes it as a leading provider of demolition works, both in isolation and as part of a full enabling works package. Over the last decade the team has carried out a number of notable projects across the UK including major inner-city works in London, Birmingham, Manchester, Liverpool and Glasgow. This includes Rhodar's Millennium Mills Project in the heart of London's Dockland, part of the £3.5 Billion Royal Docks regeneration scheme. Rhodar's package of works began with the 20-month, £12Million+ asbestos removal phase, one of the largest asbestos removal projects undertaken in the UK, to strip the huge Mill building back to its original structural shell.

The project was significant because of the series of challenges it posed. As well as the scale of asbestos that needed to be removed and additional health and safety risks that required strategic mitigation, Rhodar had to ensure that the works were conducted without disruption to London City Airport. To remove the huge grain mixers, for instance, special permission was required to install a crane within the flight line. This then enabled their removal so that works could be completed prior to reinstatement.

The demolition works were undertaken over two phases and involved façade retention and support systems, dismantling of M&E plant and the internal strip-out and included a number of specialist elements. For instance, the lift shafts were used as waste chutes for the duration of the works. All associated waste was removed from site and transported to designated recycling centres. Utilising the lift shafts in this fashion enabled Rhodar to transport waste throughout the building more easily, reducing programme time.

Indeed, waste reduction and recycling go hand in hand with Rhodar's commitment to sustainability and the environment. It has made significant strides in reducing its carbon footprint through the use of, for example, electric and hybrid vehicles. Rhodar strives to recycle 100% of non-hazardous demolition waste materials, and reduce the amount of waste it generates overall. For example, by utilising crushing plant on site – including hybrid crushers - Rhodar can recycle con-





crete and rubble from demolition projects into a specific engineered fill material, reducing its carbon footprint and minimising vehicle movements.

SUCCESSFUL TRACK RECORD

Millennium Mills' completion came during the same year in which time-critical work was completed at Liverpool Football Club's Anfield Stadium where Rhodar carried out the dismantling of the existing roof and back terraces of the main stand. Rhodar was also on site in London at 60 London Wall, a large mixed-use commercial development in the busy Financial District in the City. Here Rhodar undertook significant soft strip works to pave the way for an ambitious refurbishment and extension plan.

Due to the scale of the works and existing retail tenant lease agreements, the project was carried out in two phases and required strict access and noise controls to ensure minimum impact to the surrounding commercial buildings. Services were protected and maintained throughout, ensuring the building continued to operate as a fully functional site for the remaining eleven retail tenants on the ground floor.

Elsewhere, at the University of Birmingham Library, Rhodar was contracted to complete the full demolition of the former Main Library, followed by general site clearance enabling works as part of the Universities 12-acre Green Heart Project. This contract called on a range of specialist skills, from soft strip to asbestos removal enabling works. Rhodar used its expertise to overcome significant challenges including separating pedestrian and plant routes, as the site continued to operate as a busy student campus, and protecting the glazing of a neighbouring listed building from demolition vibration. It also needed to preserve various historical features including the iconic library crests.

And in Salford, as part of Greengate Regeneration, Rhodar was appointed demolition and remediation specialist for the enabling works phase of the strategically important Embankment West development site. Work began with the demolition of several brick-built arches, part of the railway viaduct structure. Located near to Manchester Cathedral, Manchester Arena, high-rise apartments and live train lines, it was vital that Rhodar kept disruption, noise and vibration impact to a minimum. Follow-on land remediation included made ground excavation, segregation and removal of in-ground structures, plus a major earthworks programme, leaving the site ready for development.

Rhodar has also completed a 26-week project to remove asbestos containing materials (ACMs) and demolish the derelict Victoria Hotel in Maidstone, which was situated on top of a live railway tunnel, above one of the South East's busiest railway lines connecting the area with London. Further enabling works undertaken included the design and installation of a waterproof membrane to the exposed tunnel arch and permanent fill solution to the basement surrounding the tunnel, ready for the following development consisting of a new station forecourt and entrance to Maidstone East Station.

Due to the building's position over a live railway line, the demolition had to be carefully planned and managed to minimise any stress or impact placed on the Week Street rail tunnel below. Prior to demolition Rhodar's expert team began by removing all timber flooring from the ground floor to allow the exposed basement to be backfilled with 6F2 crushed concrete.

The basement voids surrounding the tunnel were filled to a height of 600mm above the crown of the tunnel, which added weight to the tunnel to compensate for the reduction in applied loads from the demolition of the building and also acted as an 'impact mat' to evenly spread any excess loads across the whole tunnel structure.

This allowed for a 47-tonne high reach excavator to be positioned over the tunnel at the rear of the site, with its 28m reach being used to take the building down floor by-floor, negating the need for any internal access by personnel.

A fully designed scaffold was erected around the building and fully monoflexed to give safe access to the roof and upper floors. This was later adapted to act as a demolition screen to ensure safe working and to minimise any disturbance from dust and debris to the local area.

REACHING NEW HEIGHTS

Elsewhere, Rhodar was appointed as Principal Contractor by Together Housing Group for the strip-out and demolition of three, eighteen-storey high-rise tower blocks, nine garages and the Stannary Road Council Depot.

Located in the centre of Halifax and surrounded by multiple residential and commercial establishments, the three tower blocks had been left unoccupied for the past thirteen years. As part of a regeneration scheme in this area, the three towers, Cobden Court, Blenheim Court and Westbrook Court, were demolished to make way for new affordable housing.

The regeneration of this site was part of the Calderdale Together Investment Partnership, a partnership between Together Housing and Calderdale Council, which aims to deliver 500 affordable homes over the next five years.

A pile mat was constructed to ensure the 54m high reach excavator could safely reach the top of the towers. A compaction test was completed on the pile mat to confirm that the ground could support the excavator. The excavator was then manoeuvred into place and demolition commence on the first tower. Once the high reach excavator had brought the first tower down to level 3, the remaining levels were then demolished using smaller excavators to level the building. This released the high reach excavator to commence with the second tower. This method was repeated for each tower.

Rhodar is currently undertaking major enabling works at the historic former site of the Royal Mint in London. Located directly adjacent to the Tower of London and St Katharine's Docks, and richly steeped in history, the site is to be transformed into the new embassy for the People's Republic of China. The 9-month programme at the prestigious 5.4-acre, Royal Mint Court, commenced in January 2021 and is progressing well.

Utilising a team of 80 specialist staff and equipment Rhodar is delivering a comprehensive internal strip-out of the Dexter, Murray, Johnson-Smirke and Registry Buildings, which cover in excess of 460,000 sq. ft, to prepare them for redevelopment. In addition to its strict health and safety protocols, advanced COVID protection measures have been implemented including contactless access turnstiles utilising "Iris Recognition" and automatic temperature checks.

The success of the business today is reflected in the diverse nature of the projects Rhodar tackles. Indeed, as well as working with the majority of UK main contractors, most of Britain's universities and hospitals, and carrying out thousands of jobs for local authorities across the country, it has successfully been appointed or reappointed to many UK-wide frameworks. These include those for Engie, Mitie, COOP, NHS SBS, NOECPC, Amey Highways England and Network Rail. Rhodar also possesses an important 7-year contract with Crown Commercial Services (CCS) for the delivery of key government and public sector based projects.

AN EXCITING FUTURE

The journey Rhodar has been on – and the success it has achieved – is the result of a succession planning process that has secured the business an enviable reputation and a future it can look forward to. This is underpinned by the hard work of more than 500 people across 14 sites nationwide, a workforce that was rewarded last year when Rhodar announced it would introduce an Ownership Trust (EOT) and become 60% employee-owned.

It's indicative of a business that truly cares, as much about its relationships with customers as those with employees. It's also a crucial reason why it distinguishes itself within the marketplace. Leveraging unrivalled expertise with a working culture – underpinned by its "In Pursuit of Excellence" (IPOE) programme which champions and rewards the high calibre work of its people - that engenders professionalism and best practice that clients ultimately benefit from.

Buoyed by its success in new markets such as rail and marine, as well as strengthening its role as a key service provider to safety and security-critical clients in the nuclear and defence sectors, Rhodar's future is an exciting one. Indeed, its name is now associated with far more than asbestos removal, and with its new passive fire protection division, it continues to make progress, realigning its brand for the present to offer a modern, innovative multi-service solution.

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