



Ceramics Factory, Midlands, UK



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3 Ha site. Closed in 2005 due to relocation of activities locally to modern facility. Closure and relocation costs to be paid for by sale of site for housing redevelopment. Historical contamination by chlorinated solvents and hydrocarbons (mainly in southern half of site but also two hotspots in centre/north) required remediation as well as decommissioning and demolition, however timescales compressed due to site purchaser (housebuilder) requirement for early start to building.



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Problems:

- Compressed timescale objectives (quick sale, early build start)
- Contamination extending to 5m depth below factory buildings
- Interface between demolition and remediation
- Scope/extent of remediation works needed
- Requirement for early service provider appointments (remediation, demolition)



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Adverse Consequences:

- Closure, completion of sale contract, remediation, demolition all happening concurrently
- Interaction of closing organisation and site purchaser either side of sale completion
- Space constraints on working areas on site

