

Demolition, soft strip and site clearance

Capability statement for main contractors, fit-out firms and developers. Essex, London and the M25 corridor.

Who we are

EWDS Ltd is a demolition and strip-out contractor based in Upminster, on the Essex side of the M25. We take on structural demolition, internal soft strip and site clearance packages, usually as a subcontractor to a main contractor or fit-out firm, and sometimes direct for developers and councils. Tom Keenan prices the work and Ryan Lee runs the commercial side. One of them is on every job from the first site visit to the final invoice.

The core team is PAYE, supplemented by CIS subcontractors we have worked with for years. Every demolition operative holds a CCDO card and plant operators are CPCS carded. Method statements, RAMS and duty-of-care waste paperwork go out with every job without being asked for.

What we do

- **Structural demolition.** Machine and hand demolition of single and multi-storey buildings, outbuildings, modular and portal-frame structures, slabs and foundations. Full or partial, with propping and temporary works coordinated with your engineer.
- **Soft strip.** Internal strip-out of offices, retail, education and residential buildings ahead of refurbishment or demolition. Partitions, ceilings, floor finishes, M&E first fix and second fix, joinery, back to shell.
- **Site clearance.** Clearance of buildings, yards and external areas, with waste leaving site under our own carrier licence and a transfer note for every load.
- **Asbestos.** Non-licensed and notifiable non-licensed works in house. Licensed asbestos removal is delivered through our licensed asbestos partner and coordinated by us within the programme.

Compliance and accreditations

SSIP accreditation	CHAS and PQS approved contractor. PQS certificate PL482816123, valid to 26 April 2027, verifiable at ssiportal.org.uk
Insurance	Public liability £5,000,000. Employers' liability £10,000,000. Certificates available on request.
Waste carrier	Upper tier registration CBDU575260 (Environment Agency public register)
Company	EWDS Limited, company number 11641850. VAT GB 352850595. Registered in England and Wales.
Health and safety	CDM 2015 competent. Site-specific RAMS, CPP contributions, COSHH assessments and site records on every project.
Workforce	PAYE core team plus CIS subcontractors. CCDO demolition operatives, CPCS plant operators, SMSTS/SSSTS supervision.

Plant and equipment

We run our own tracked excavators at 20t, 14t (Hyundai R145LCR-9) and 8t, with breaker, selector grab and bucket attachments, plus dust suppression and the usual supporting kit. Anything specialist for a particular job is hired in. Waste moves on our own caged vehicles under our own carrier licence rather than a third party's.

Reference projects

Soft strip, 2 Triton Square, Regent's Place, London NW1. Strip-out of six office floors plus ground floor and lobby, around 12,000 m² in total, for Osborne+Co on the £30M turnkey refurbishment of the Santander UK headquarters. Package value approximately £750,000, delivered 2021 to 2023. Live services were encountered part way through the programme and were isolated and resolved with the M&E contractor without stopping the job. Supporting order and valuation records held.

Modular classroom demolition, secondary academy, North Essex. Demolition of a single-storey steel portal-frame modular classroom block of around 320 m² on concrete pad foundations, for a modular building contractor. Soft strip, mechanical demolition, break-out of foundations to the agreed scope and site clearance, all inside a school holiday window with the site handed back clean and level. R&D asbestos survey clear before start. Completed June 2026. Client reference available on request.

How we work with you

- Site visit and mark-up within a few days of enquiry, priced lump sum or measured as you prefer.
- RAMS and a demolition sequence issued for your review before mobilisation, with temporary works agreed with your engineer where the scope needs it.
- Daily photo records and a waste transfer note per load, collated into a close-out pack at completion.
- Direct line to a director throughout. No account managers, no call centre.

What we need to price a package

- Drawings or a marked-up plan showing the extent of demolition or strip-out.
- Asbestos survey (R&D for demolition, management or R&D for strip-out) or confirmation one is being commissioned.
- Programme window, working hours and any occupied-building or live-site constraints.
- Who holds the principal contractor role and whether an F10 is in place.

Contact

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