



SITE UPDATE | October 2026

We are pleased to share our newsletter, providing an update on the progress to carry out the demolition of Benabo Court, existing independent living retirement apartment block and the erection of a new independent living retirement apartment block comprising of 72no. units for over 55's. (**Planning Reference No. 2024/2544**)

I would like to begin this newsletter by offering my sincere apologies that not all local residents were made aware of our Meet the Builder event held in early September. Unfortunately, some properties fell outside the catchment area identified for our letter drop distribution, meaning that not everyone received an invitation. I fully appreciate that this may have caused frustration amongst residents who wished to attend, learn more about the project and raise any concerns they may have had, and for this I sincerely apologise. Community engagement is extremely important to us, and we are committed to ensuring that local residents remain informed about the project and the progress of the works. We also maintain regular communication with local businesses in the area.

I would like to clarify a couple of points that were raised over the past couple of weeks:

Asbestos: Prior to any works being undertaken on site, an asbestos survey was carried out, and non-notifiable asbestos was identified. The asbestos was successfully removed from the building by a licensed contractor and placed in a secure skip pending collection before demolition works commenced. As the asbestos identified was non-notifiable, a four-stage clearance certificate was not required on this occasion.

Dust, Noise and Vibrations: In addition to the two high-pressure water suppression jets currently in operation on site, and in response to concerns raised by residents, we have introduced further dust control measures. These include the use of three high-pressured water fog machines with the addition of a water fan, which disperses water over a wider area to help minimise airborne dust generated by construction activities.

We also have KP Acoustics dust, noise and vibration monitors installed around the site. These measures enable us to actively monitor and manage environmental impacts throughout the duration of the project, helping to ensure that any issues are identified and addressed promptly. In addition to this, we would also like to mention that we received a visit from Hackney Environmental Service, and we are complying with all necessary Health and Safety on site.

Please note that whilst monitoring is undertaken regularly and the results are reviewed by the project team, the recorded data is not routinely shared with members of the public.

Recycling on site:

As part of the demolition process, we are committed to maximising the amount of material that can be reused and recycled from the existing building. Prior to the arrival of large demolition machinery, we carried out an extensive internal soft strip of the building to remove materials that could be recovered and diverted from landfill. These materials have been segregated into dedicated skips to enable recycling wherever possible.

Regarding the demolition materials, the concrete, brick and masonry arising from the demolition works will be crushed on site and reused as a recycled aggregate within the development. This material will then be used for piling mats, hardstanding areas and other groundworks, significantly reducing the need to import new materials and lowering the environmental impact of the project.

LOOKING AHEAD

The demolition of the building is expected to be completed by week commencing 26th October 2026, with the scaffolding being removed in line with the demolition programme.

Following completion of the demolition works, we will begin sorting and segregating demolition materials to maximise recycling opportunities. Metals will be separated and placed into designated metal skips for recycling, as mentioned above.

Newsletter Update

Please note going forward our monthly newsletters are paperless as part of our commitment to reducing paper usage and the need for hand-delivered copies.

Project updates will be available by scanning the QR code, which is also displayed outside our site entrance.

If you would prefer to receive a printed copy of the newsletter, please contact us at enquiries@bugler.co.uk, quoting the project name in your email.



SITE WORKING HOURS AND CONTACT DETAILS

WORKING HOURS

Our working hours are:
Monday to Friday – 8:00am to 6:00pm

OUT OF HOURS CONTACT DETAILS

Project Manager - ☎ 07842 416 194
Social Value & Community Manager – ☎ 07706 350 588
Site security – Code 3 ☎ 0845 652 2269



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