



Customised support services in
the acquisition, management and
resale of machinery and equipment,
property and other business assets

Sale & Removal of 3 Brewhouses

Guinness Diageo
St James' Gate Brewery
Dublin, Ireland



Key objectives

Zero Lost Time
Accidents (LTA's)

Sale & Safe Removal
of Brewery Assets

Clear Communication
With Stakeholders

Minimising
Environmental Impact

■ ACHIEVING THE PROJECT OBJECTIVES

■ HEALTH & SAFETY 1ST

- ✓ Health and Safety is the 1st priority - every time - in every situation
 - ✓ Smooth running operations through our project risk assessments and method statement framework
 - ✓ Implementation of site safety and permitting procedures.
-

■ KEY SERVICES

- ✓ Identification of removable and transportable assets
 - ✓ Cataloguing of assets
 - ✓ Isolation of building services
 - ✓ Private Treaty and Auction sales
 - ✓ Site establishment and management for the duration of the project.
-



ASSET REMOVAL PROCESS

- ✓ Site survey and planning for crane positioning, including the use of Ground Penetrating Radar (GPR)
 - ✓ Review of crane lift plans to ensure correct positioning of cranes.
 - ✓ Safe removal of internal assets
 - ✓ Creation of building openings within permitting procedure to retrieve assets safely
 - ✓ Removal and transportation of vessels up to 210,000l.
-

BUSINESS AS USUAL

Careful management of the site with clear, consistent communication achieved:

- ✓ Zero negative impact for on-going production in the brewery
 - ✓ Zero negative impact on the Guinness Storehouse — the busiest tourist attraction in Ireland, with daily site boundary footfall of circa 7,000 people.
-



SPECIALIST SERVICES & EQUIPMENT

- ✓ Access to leading specialists when needed
 - ✓ Hazardous waste removal carried out by specialist asbestos contractor
 - ✓ Importation of specialist 'Vessel bed' trailers and city route survey
 - ✓ Cranes – 500 Ton main lifting crane with 130 & 120 Ton slave cranes.
-

ENVIRONMENTAL IMPACT

- ✓ Compliance with Diageo's Zero to Landfill Environmental waste policy
 - ✓ Continuous monitoring of noise levels to ensure compliance with environmental licence.
-

COMMUNICATION – STAKEHOLDER LIAISON

- ✓ City Council for closure of public streets
 - ✓ Police for escorting of vessels
 - ✓ Guinness Storehouse for management of tourist & VIP events
 - ✓ Waterford Shipping port to receive & load charter ship to Norway
 - ✓ Diageo production management to ensure production was not affected / protect operations
 - ✓ Local Dublin Residents to minimise disruption
-





Indassol

Industrial Asset Solutions Limited
Longcroft House, 2-8 Victoria Avenue
Bishopsgate, London EC2M 4NS
United Kingdom

Switchboard: + 44 (0) 20 3206 1208
Email: info@indassol.com

www.indassol.com