

# Case Study



## Client

Edsential

## Sector

Education

## Services

Asbestos inspections and surveys

Asbestos sample analysis

Project management and asbestos removal support

Air monitoring

## Project Overview

Edsential is a community interest company that is wholly owned by CWAC & the Wirral. The Conway Centres: Anglesey is part of Edsential. They were looking to carry out essential maintenance work on the ceiling of the Main Hall of the Conway Centre after a water leak had caused damage to the ceiling tiles. The centre took immediate action and AEC were approached to carry out an inspection to the Main Hall ceiling and the void area above the tiles.

## AEC's Approach

The Conway Centre in Anglesey was built in 1964 and was originally designed as a merchant marine training schools for boys. The site consists of a complex of buildings many of which are Grade 1 listed. Today, the centre accommodates over 18,000 pupils and teachers each year for educational residential trips.

The ceiling tiles in the Main Hall date back to the 1960's and were identified as asbestos-containing during historical surveys and subsequent annual condition inspections. Following the water leak, an AEC Senior Project Manager conducted an inspection of the ceiling tiles and voids above to identify the best course of action regarding the damage and the next steps to safely manage the tiles. Various options were suggested and reported.

The findings of the report were discussed with the client and, following the decision to remove the ceiling tiles, AEC produced a technical specification for the works that outlined the approach to safely complete the removal works, before the re-instatement of the acoustic ceiling could commence. This was classed as a priority project to minimise any potential risk to building occupancy.

Alongside the technical specification AEC also provided advice on:

- Health & Safety requirements during removal
- Full scope of asbestos removal works and removal design considerations
- Tender documentation for contractors and the procurement process
- Evaluation of tender documents from contractors

Once the contractor was appointed, AEC worked with the projects team to devise a plan of works of how to remove the ceiling tiles safely and within a fixed 4-week period. The removal works needed to be carried out over the Centre's December closure period, ready to open to the public in the new year.

Due to the very high-level ceilings with a large void above and the sprung wood floor structure, the organisation of the scaffolding had to be carefully planned to consider the structural loading onto the floor. The scaffold design also had to take into account access to the ceiling tiles and the open void above, the needs of the Centre and also the follow-on trades. Access to the site, methodology for reaching all aspects of the removal area, and careful scaffold and enclosure design were needed to ensure the project was completed in the timescale given.

During this fully controlled and enclosed asbestos removal work, AEC had on-site attendance to conduct reassurance, leak and personal air monitoring around the removal enclosure. This provided reassurance to building occupants that the works were being conducted safely and there was no spread of asbestos within the building.

AEC project managed the removal contractor, budgets, and delivered a high standard of compliance at all times by ensuring all workers adhered to Health and Safety guidelines, current UK legislation and best working practices.

The asbestos removal and management element of the project was delivered on time, in budget and with no health and safety concerns. AEC continue to provide asbestos management consultancy to support the centre in achieving high levels of compliance.

## Testimonial

“ On every occasion we have worked with AEC they have been extremely thorough, professional and quick to sort out reports that have resulted in work being conducted. Their help in respect of the Main Hall was invaluable.

**Debbie Cottam, Head of Residential Services** ”

## Contact

If you would like to discuss compliance within your properties, please contact our team



Manchester 0161 872 7111  
London 0203 384 6175



[aec@aec.uk.net](mailto:aec@aec.uk.net)