

Case Study



Client

Stockport Homes

Sector

Social Housing

Services

Asbestos surveys

Asbestos sample analysis

Project management and asbestos removal support

Consultancy and residential liaison

Air monitoring

Project Overview

Stockport Homes we're looking to carry out refurbishment work to replace soil vent pipes that extended from the basement to the rooftop through the vertical service risers in four, 15-storey, fully occupied, residential blocks. AEC were approached to carry out an asbestos refurbishment survey inside each of the service risers, to locate and identify any asbestos-containing materials and to produce a removal specification and tender document to ensure the areas were safe for follow-on trades.

AEC's Approach

Due to the size and complexity of the buildings, and with the service risers not having safe access platforms inside, the only way to access and carry out the asbestos surveys was to abseil down the inside of each of the risers. AEC's highly skilled surveyors completed the surveys for all four resident blocks and produced a report of the findings within the requested timescales.

Based on the findings of the report, AEC's senior project managers developed a specification of works outlining the approach to safely remove all asbestos materials before refurbishment work could commence.

The project management team provided Stockport Homes with support for tendering and appointing a removal contractor. Once in place, AEC worked alongside the contractor to devise a removal method that would not only complete the programme of works in line with the client's timescales, but would provide safety and compliance at all times.

The scale of the buildings, standing at 15-storeys tall with four vertical risers in each block, provided safety challenges for all contractors on site. Robust methods of working were devised with close liaison between the licensed asbestos contractor which included detailed risk assessments for accessing the risers, completing the works inside occupied buildings on communal corridors and also with the logistical problems surrounding transiting from working areas to the decontamination facilities.

The work required asbestos removal enclosures to be constructed to the full height of the towers on each of the four risers per block. The contractor was required to install safety hoarding barriers to segregate the works from the residents and also fully controlled enclosures at each access point into the riser. These access points were monitored and assessed by AEC's qualified analysts who conducted this six-month programme of daily air monitoring, which continued through to the final four-stage clearance process of each of the sixteen risers.

Whilst works were being carried out, AEC had to remain flexible and considerate when working within residential settings. Senior project management liaised directly with Stockport Homes to ensure site-based activities were carried out in an efficient and discreet manner, with the aim of minimal disruption to residents.

Working closely with the Stockport Homes, AEC provided tenant liaison sessions to regularly communicate plans of work, to provide reassurance to residents and handle any tenant queries throughout the project. Upon completion, Stockport Homes were provided with a completion pack which included copies of all reports, summary of works, certification and final sign off of the asbestos removal works.

The project was delivered on time, in budget and with an excellent forged relationship with contractors, residents and Stockport Homes staff. As a result of the quality service provided, we continue to provide asbestos management support across Stockport Home's portfolio of 11,500 domestic homes.

Testimonial

“AECs work was carried out in an efficient and highly professional manner, this was carried out in a partnership with SHG where being all items of program, customer involvement and technical advice was shared in weekly meetings. This ensured that all parties from client, customers, removals through to following 3rd party contractors due for follow up works had the information needed for safety and planning.”

Mark Harrington, Mechanical Manager

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

aec

Airborne Environmental Consultants Ltd