

Case Study



Address: Carradale House, 88 St Leonards Road, London, E14 0SN

Designed by: Erno Goldfinger

Built in: 1967-1970

Building Status: Grade II* Listed by English Heritage

Operations: Asbestos Survey of selected areas of Tower Block for the presence of Asbestos and Removal of Licensed and Unlicensed Asbestos from 88 dwellings and communal areas

Operation Commencement date: 15/11/11
Operation Completion date: 11/09/12

Eurolag Site Supervisor: Paul Parr
Edmund Cass
Eurolag Site Surveyor: Justin Haylock
Eurolag project manager: Jason Sharpe

Summary of work requirements

- Refurbishment and Demolition Asbestos Survey in accordance with HSG264 to 10% of archetype of maisonettes and flats within the building and selected communal areas under strict English Heritage Listing Scope.
- Removal of Textured Coating (Artex) containing Asbestos from the ceilings of all 88 flats and maisonettes within the building.
- Removal of thermo-plastic floor tiles containing Asbestos from all floors within all 88 flats and maisonettes within the building.
- Removal of Asbestos Insulating Board (AIB) Window Panels to Bedrooms and Ducting Panels to Bathrooms and WCs within all 88 flats and maisonettes within the building.
- Removal of Asbestos Insulating Board (AIB) Perforated Ceiling Panels to the balcony areas within 44 flats and maisonettes within the building.
- Removal of thermo-plastic floor tiles containing Asbestos from all communal floors within the building.



Performance

Eurolag were deemed as the successful company by submitting a tender providing the best value for money for the works as part of the refurbishment of the Grade II* English Heritage listed building and we were awarded the contract to undertake the survey and removal of the asbestos from building commencing in September of 2011. The contract price was in the region of a ¼ of a million pounds over a period of one year.

Jason Sharpe the Operations Director for Eurolag Group Ltd was in charge of the project, and the assessment of existing site situations for removals. Jason compiled the various safe systems of work for the method statements for submission to the Health & Safety Executive as part of the statutory notification period of 14 days required under the Control of Asbestos Regulations 2006 and for the issue to site supervisors undertaking the works on behalf of Eurolag Group Ltd and worked in close liaison with the Site Management Team.

The building was decanted by the owner and social housing provider prior to works commencing and all residents, and leaseholders were moved to alternative accommodation for the 71 week construction phase of the contract that the Main Contractor would have sole possession of the building for.

The Asbestos Removal works were then phased over the following 9 Months to ensure safe removal of all asbestos products from the building was achieved and risks to other trades eliminated in doing so. All asbestos was removed in each specific location from the building before any follow on works were permitted to go ahead.

There were no incidences of asbestos exposure during the contract as a result of the strict management of the works by the site managers using the Asbestos Location information provided by the Eurolag Group Ltd Asbestos Surveyor.

No accidents were reported by Eurolag Group Ltd during the contract period.

HSE visited site to inspect the undertakings of Eurolag Group Ltd as part of our Asbestos License Assessment and all was good.

The Main Contractor visited site for Health & Safety Inspections and at no time were any Performance Monitoring Notices (PMNs) issued to Eurolag Group Ltd.

The Eurolag Group Ltd element of the project was successfully completed on 11th September 2012 and was benchmarked by Eurolag Group Ltd as a pattern for success.

Photo Gallery

Perforated AIB Ceiling panels to 44 Balconies



Thermo-plastic floor tiles to 88 No' dwellings



AIB Window Panels to 88 dwellings



Textured Coatings to 4400M² of ceilings



AIB Duct Panel removal to 88 Bathrooms and WCs

