

Barts Health NHS Trust



KEY FACTS

Client:

Barts Health NHS Trust

Location:

St Bartholomew's Hospital,
London EC1

Value:

£58k

Duration:

3 months

Completed:

December 2014

Following a competitive tender, in October 2013 we were appointed by Barts Health NHS Trust to carry out an extensive R&D asbestos survey of a number of buildings to be demolished and/or renovated at the site of the Central London Hospital.

This followed a competitive tendering process involving 5 other UKAS-accredited asbestos consultants.

We believe that our innovative value-engineered approach to accessing the external areas contributed to our success. During the tender process we investigated various access options and researched the feasibility of using abseil methods as an alternative to scaffolding the buildings. This, we estimated, would save the Trust more than £50k and reduce the programme by 2-3 weeks.

Following our appointment a pre-start meeting was attended by our Project Manager and representatives of the Hospital's facilities and properties teams. Discussions centred on the need to maintain infection control, areas which needed to remain operational, out-of-hours working and the use of building operatives from Skanska Facilities Services to provide specialist 'opening-up' of concealed or remote areas.

We prepared a series of detailed programmes of work which highlighted out of hours works to enable the client to arrange access in advance and synchronise the attendance of Skanska Facilities Services.

The two buildings, Residential Staff Quarters (RSQ) and the Outpatients Dept were surveyed sequentially.

Our proposed 5-person team consisted of a Project Manager, one lead-surveyor, an assistant surveyor (both P402 accredited), a skilled labour operative (for opening-up works and re-instatement) and an independent air analyst.

We were unable to find an abseiling company that employed P402-trained asbestos surveyors so we decided to train one of our team to carry out the external works. This involved enrolling him on a 5-day training course to become accredited to IRATA Novice Level (Level One) for rope access.



The works commenced in December 2012 with areas surveyed in a logical sequence according to the programme of works. Large areas of the buildings needed to remain occupied throughout so a majority of the work was undertaken “out of hours” i.e. between 8pm and 4am.

A formal handover process was used in which areas were signed-over to Global Environmental for surveying and signed-back to the Hospitals Facilities Team.

Reassurance air testing was carried out throughout the surveying programme. Works were carried out with full protection and on a few occasions small

enclosures were erected to conduct the intrusive work in isolation. A mobile high-level access platform was used to access ceilings etc.

The external elevations of the building were surveyed over the course of two 2-day shifts using abseiling techniques. The abseiling rig was set-up and supervised by an IRARTA-accredited contractor, Industrial Access Limited.

Our Project Manager was a semi-permanent presence on-site and liaised continuously with the Hospital’s Facilities Manager, Steve Eames. Informal communication was supported by monthly meetings which were attended by

THE PROJECT IN NUMBERS

498 - Areas inspected

490 - Target areas inspected

98.7 - % Target areas completed

853 - Samples taken

196 - Positive Samples

20.5 - % Positive Samples

the Hospital’s Building Manager and the entire professional team i.e. surveyor, CDM coordinator, H&S etc.

We prepared Status Reports to facilitate these progress meetings.



Over 850 samples were taken during the 3-month programme which was completed on-programme and on-budget.

In the spirit of the project, we offered to provide them with a half day training in asbestos awareness. They took us up on the offer and the seminar was delivered by our Quality Manager Richard Gravenor in Feb 2013.

We estimate that our value-engineered approach to access the external areas i.e. abseiling saved the trust over £50,000 in costs of scaffolding the buildings. A summary document, providing a brief commentary on our methodology, keys statistics and an inventory of areas for "urgent attention" was prepared and circulated to all team members at the project de-brief meeting.



Start Date	End Date	January										
		17	18	19	20	21	22	23	24	25	26	27
17/01/2013	18/01/2013											
18/01/2013	19/01/2013											
18/01/2013	19/01/2013											
21/01/2013	22/01/2013											
22/01/2013	23/01/2013											
23/01/2013	24/01/2013											
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25/01/2013	26/01/2013											
25/01/2013	26/01/2013											
28/01/2013	29/01/2013											
29/01/2013	30/01/2013											
30/01/2013	31/01/2013											
31/01/2013												
01/02/2013												

Following the works we were retained by the Trust to provide consultancy during the tender and delivery of the removal phase. We were tasked with providing assistance to the Trust in selecting a licenced contractor to carry out the remediation. We supplied

consultancy on the specifications for the ITT.

We were also retained to provide an additional level of quality assurance during the removal works. Our surveyors carried out additional investigations of areas that could not be accessed during

Barts Trust worked closely with Global Environmental to undertake an intrusive asbestos survey in a fully occupied Outpatient building. Their understanding of the issues involved in operating in clinical environments together with their organisation of out-of-hours working, reassurance air testing, re-instatement and liaison with the clinical and operational interfaces all contributed to a well planned and executed project.

Martin Lee, Project Director, Barts Health NHS Trust

THE PROJECT TEAM

Project Surveyors:
Castons

CDM Coordinator:
Flood Partnership

Asbestos Removal Contractor:
Fleet Insulation

Principal Contractor:
Skanska

Bulk sample analysis:
LAB / Scopes

Analytical Consultant:
AirTec

Licensed waste operator:
Clifford Devlin

the initial works i.e. areas that required structural opening-up works to access.

We were also required to carry out audits of each area following completion of the removal works. This entailed a visual inspection to check that all ACMs identified in the surveys had been removed, involved additional sampling and analysis to ensure that the building was free of all asbestos material which was documented in a close-out report for the Trust.

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