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Service	Refurbishment and Demolition Surveying
Value	£28,500.00
Client	ISG Plc

About The Project

Derisk were appointed by ISG to undertake a Refurbishment & Demolition survey of a significant Grade II listed art deco office building in Central London.

The survey was required to be carried out following phased vacant possession of the floors, undertaking the survey in accordance with strict project timescales, to ensure information delivery to the Principal Contractor and the appointed Asbestos Removal Contractor.

Close liaison with the Project Team and the incumbent Building Managers were required to plan every stage of the survey for each floor. Consideration for the areas of intrusive investigation and careful planning was required to ensure the surveyor RAMS packages were suitably compliant for all elements required for full delivery of the survey information.

The survey value totalled £28,500 and resulted in asbestos removal work value of circa £1m.

Project Challenges

The building was built in circa 1920's whereupon the likely use of asbestos containing materials was high and significant previous refurbishment projects would have altered the configuration and layout of the original services.

The refurbishment project required a rolling programme on a floor by floor basis to allow asbestos removal, soft strip, service isolation and demolition.

Intrusive investigations to allow the extensive planned refurbishment works had to take into account the listed status of the building and, the requirement to protect materials and finishes with a historic value.

The identification of the ACM's allowed a detailed asbestos removal programme to be established which, optimised enclosure sizes, locations and reduced programme timescales and overall project costs.

