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Service	Millennium Mills – Hazardous Material Surveying
Value	£170,000.00
Client	Silvertown Partnerships

About The Project

Regeneration of the East London Docklands area and to refurbish the iconic Millennium Mills building as part of the wider scheme to provide 3000 homes alongside new commercial space within the old Mills building.

The project involved structural support and temporary works of the existing building to allow demolition whilst retaining the Grade II listed grain silo section. Following demolition and support the building is to be reconstructed, reconfigured and fitted out to accommodate the change of use.

The building is to be a centre piece to the whole regeneration scheme and so the project had a significant profile across the industry.

Derisk were initially appointed to carry out the asbestos survey to all 3 sections of the Millennium Mills building but this was extended to include lead in paint and latterly the geotechnical surveys and concrete testing ahead of temporary works, demolition and finally reconstruction.

Scope & Services

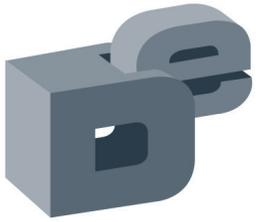
The asbestos survey was complex as it covered Refurbishment & Demolition of the 3 separate and distinct buildings, each showing different construction type, materials and characteristics.

The buildings were over 10 floors and in excess of 750 asbestos samples were taken. The complex report delivery required accurate records for the presence, type and extent of ACMs to ensure cost and program certainty during the later tendering process for the asbestos removals and for the coordination of all later stages of the construction process.

The geotechnical surveys included trial pit sampling and analysis to establish presence of Asbestos, Arsenic, Benzo(a)pyrene, Lead and Total petro hydrocarbons with the structural investigations required to provide concrete strength and re-bar characteristics to allow design of the later construction works.

The detailed reports were utilised by the Structural Engineers, Architects and Designers at the early and critical planning stages of this long term and extensive project.





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KPI's

The information provided by Derisk (UK) affected all early stages of the project and the team were involved extensively with the main Project and Design team on a critical and time hungry project. The size and nature of this high profile project ensured constant scrutiny both on site and in the Board Room to ensure program milestones were maintained and the highest levels of safety, professionalism and accuracy were delivered.

Project Challenges

The derelict building conditions raised the issues of safety due to unsafe structures, unguarded openings, animal wastes, loose asbestos, confined spaces and working at heights.

The RAMS were constantly under internal scrutiny from the Derisk (UK) Safety Team with regular site inspections, tool box talks and site specific training delivered by dedicated in house professionals. As the project and appointment requirements developed then the specifics of health and safety were developed to ensure the safety & quality aspects were maintained.

Appropriately and suitably trained survey teams included specific training for confined space entry (in particular the sub slab undercrofts and plant areas), work at height including PASMA and IPAF and the use and provision of all necessary decontamination procedures and PPE appropriate for protection during work in a contaminated area.

The project allowed our multi-disciplined teams to excel in many areas and delivery high quality, accuracy and safety on site.

Regular site audits of the survey teams, recheck surveys and blind sampling ensured accurate sample analysis and the comprehensive and interactive reporting documentation ensured all information was delivered at all stages of this complex project.