

# DANESGATE HOUSE



**R Project:**  
Asbestos Removal  
and Decorative  
Fireproof Repainting

**R Location:**  
Lincoln, UK

**R Time Scale:**  
11 weeks

## CASE STUDY

### Scope:

Asbestos spray coating fire protection removal to the ceiling and upper wall areas from the undercroft car park area approx. 500m<sup>2</sup> under fully controlled conditions incorporating wet injection removal, Quill blast cleaning with full breathing apparatus RPE and follow on environmental clean and paint to a decorative standard upon completion using fire retardant paint to a Student living and retail premises block.

### Factors to be considered:

We were faced with a number of operational factors including daily operations of the associated businesses and retail units and occupied student flats within the block / Live services in the work area and a time critical program to ensure all works were completed before the fresher's week influx of new students.

# DANESGATE HOUSE

## Planning:

The Rilmac (Manager and Supervisor), Client Project Manager and Building Manager, Analyst and approved sub-contractor Quill and BA Provider company were involved from tender stage to ensure we clearly itemised all client and contractor requirements to facilitate the works safely to ensure no surprises, identify all hazards, identify possible issues, limitations and restrictions, discuss and itemise the program requirements and submit a competitive quotation for the works along with a proposed outline method, air monitoring strategy, attendances list and program for the client to reference to allow them to accurately plan their operations daily and follow on trades.

## Delivery:

Upon confirmation of successful tender all parties were again brought to site and a detailed action plan / target program and compliant methodology including the air monitoring strategy were created to ensure all parties involved were fully aware of the roles and responsibilities and requirements. This was conducted over a number of planning meetings to ensure a robust plan was implemented.

The works commenced in June were conducted over 11 weeks in 3 phased enclosures with up to 7 men on site and were delivered safely on time and within budget.

As part of the works and to monitor progress and compliance we incorporated twice weekly Rilmac Manager / Client progress meetings, Weekly analytical air monitoring and external / internal health and safety auditing.

Upon completion of the asbestos removal works we conducted the painting of the ceiling surfaces as required to an aesthetically pleasing finish.

## Completion:

Upon completion of the works The Rilmac manager and Supervisor and appointed analyst conducted a handover of the site back to the client.

The client was very happy with all works and stated we planned and delivered all works in a very professional manor and the site teams were helpful, knowledgeable and conducted themselves on site to the highest standard.

