



CASE STUDY

Little Gearies, Redbridge

Works: Demolition Sector: Commercial **OVERVIEW:**

Little Gearies, situated in Ilford, a town in the London Borough of Redbridge, offers a range of housing options designed for older residents or those with specific needs. The facility features various accommodations such as one or two-bedroom flats, communal areas, and on-site support services.

undertaking this necessary action, we ensured the well-being and protection of the occupants and surrounding environment.

CHALLENGE:

Our task involved the extraction of licensed Asbestos Insulation Board (AIB) shelf panels located within Flats 74 and 83 on the first floor. Followed by the planned mechanical demolition of the dwellings and garages and storeroom to the rear. In accordance with regulations and safety protocols, we were obligated to eliminate these AIB shelf panels. These panels, composed of asbestos insulation board, posed potential health risks and had to be removed promptly. By

PROCEDURES:

Our team strictly adhered to established guidelines and procedures, employing specialised techniques and equipment to safely remove the asbestos insulation board (AIB) shelf panels. We took every precaution to minimise the release of asbestos fibres and prevent contamination. The removal was completed within the planned three-week schedule. Containment measures were implemented to securely handle the hazardous materials, and the AIB panels were disposed of in compliance with regulations.

By prioritising safety and adhering to standards, we successfully eliminated the asbestos hazards, mitigating potential health risks and ensuring a safe living environment. During the demolition phase, we installed safety hoarding to protect the garage and storeroom areas, creating a secure zone and preventing unauthorised access. Additionally, a meticulously planned traffic management system was implemented to minimise disruptions in the heavily populated residential neighbourhood. We strategically organised traffic routes, signage, and diversions to maintain a smooth flow of traffic, prioritising the safety of workers and the community.

Through our diligent efforts in asbestos removal and comprehensive management of demolition activities, we aimed to guarantee safety, minimise risks, and promote a secure environment for all involved. The implementation of this well-structured traffic management system aimed to minimise inconveniences



for local residents, enabling them to navigate their daily routines with minimal interruption.

Our commitment to proactive planning and thoughtful execution contributed to a harmonious coexistence between the demolition activities and the surrounding community.

SOLUTION:

Despite encountering delays in disconnecting services and utilities from various providers, we were able to successfully accomplish the project within the scheduled timeframe and according to the initial plan. The process of disconnecting services and utilities can sometimes present challenges, including coordination with multiple providers and the potential for unforeseen complications. However, our team's meticulous planning and risk assessment, which we had submitted during the tender stages, played a crucial role in ensuring the project's success and a smooth handover to the client.

Ultimately, our commitment to thorough planning, risk assessment, and diligent project management enabled us to successfully complete the project as scheduled and hand it over to the client. This accomplishment showcases our ability to navigate challenges and deliver results that meet or exceed expectations.

COMPLETED:



Weeks



To Plan



Ready for
Handover



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I cannot express my gratitude enough for the fantastic works that your company...[the staff] working on site have carried out, the level of service and feedback on progression of these works, has been nothing but exceptional.

David Nichol, Managing Director
Nichol Associates

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