

Maydew House

Refurbishment and Decent Homes Options



Maydew House

Refurbishment and Decent Homes Options

1. Overview And Location Of Proposed Work
2. Asbestos; Location, Type And Action Required
3. Phasing And Rehousing Options

Barry McCullough : Levitt Bernstein Associates
Jane Adamson : ALS Ltd

09.07.2010

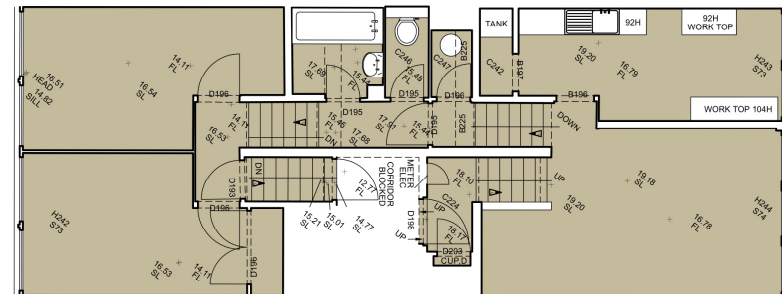
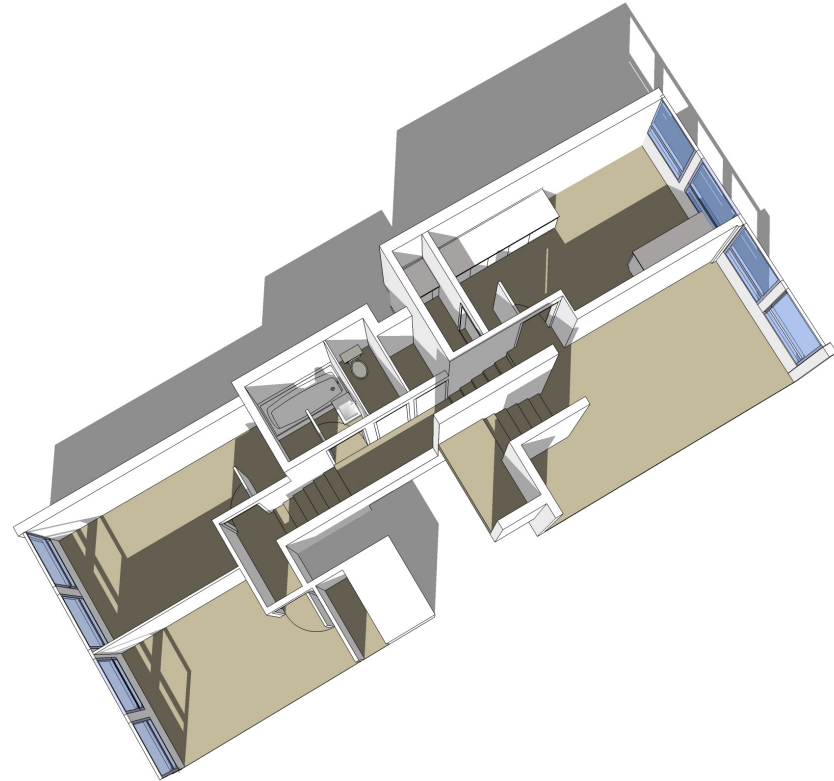
Maydew House : Refurbishment + Decent Homes Options



Proposed Works To Flats

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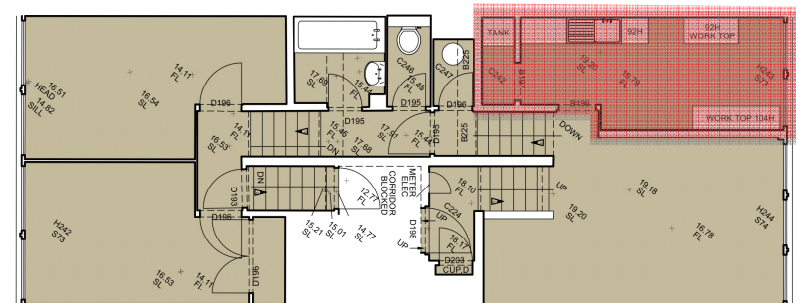
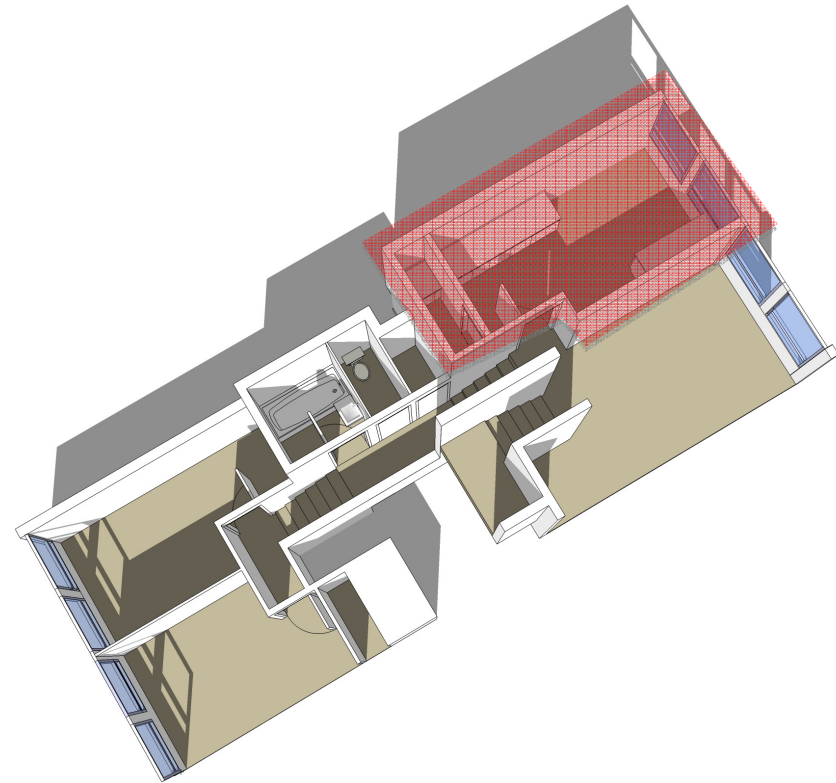
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- Replacement of heating and hot water pipework and fittings (Landlords Obligations):
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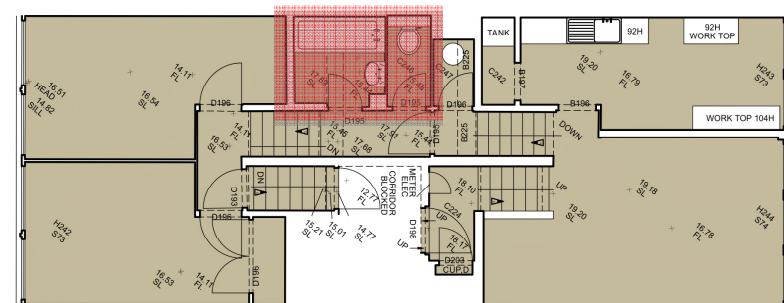
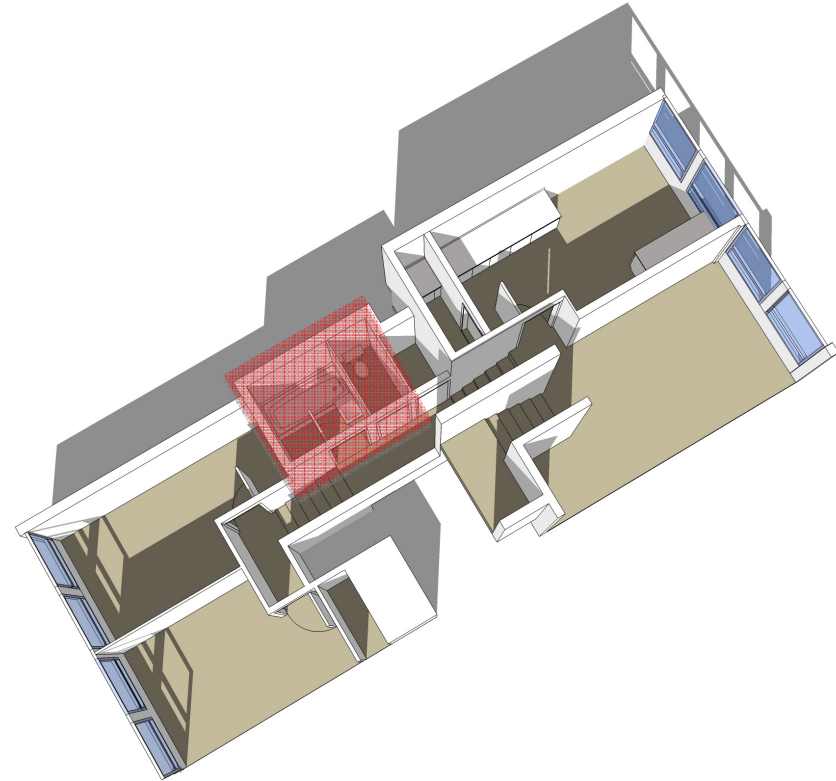
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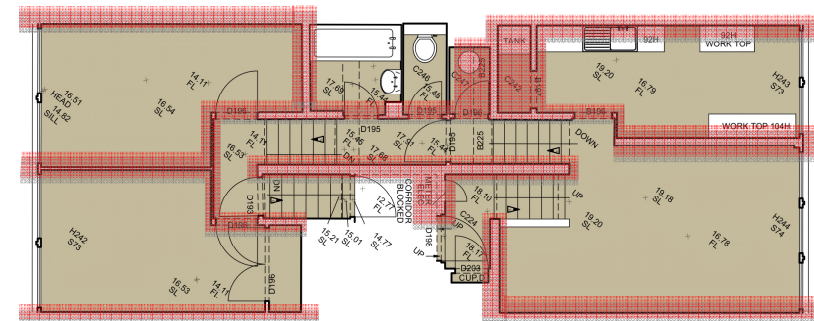
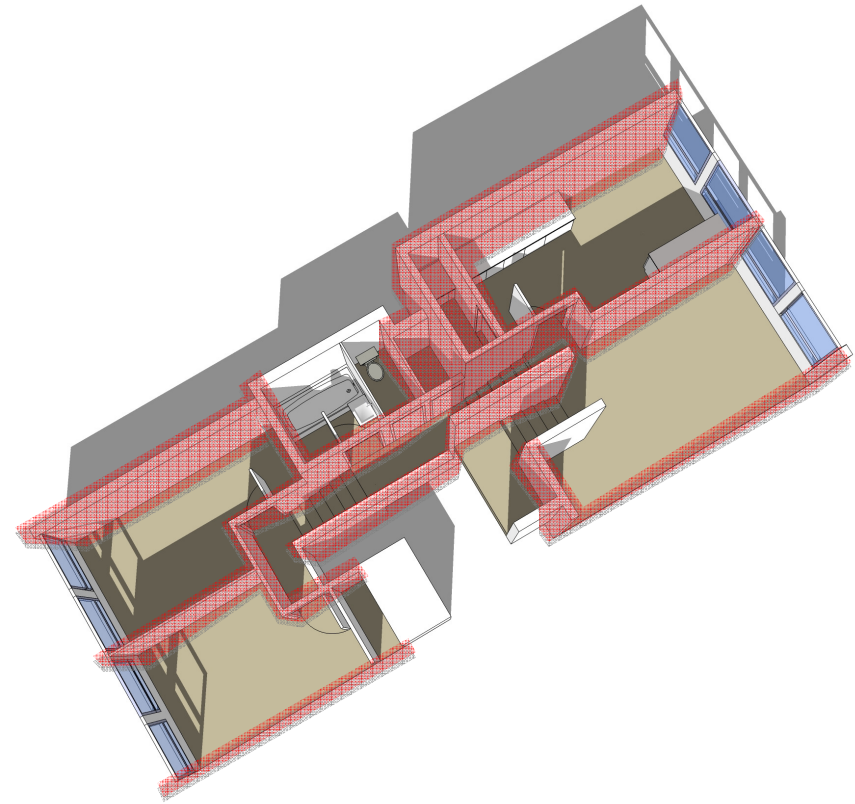
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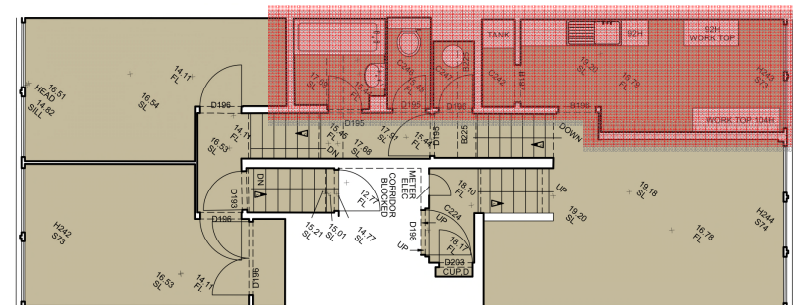
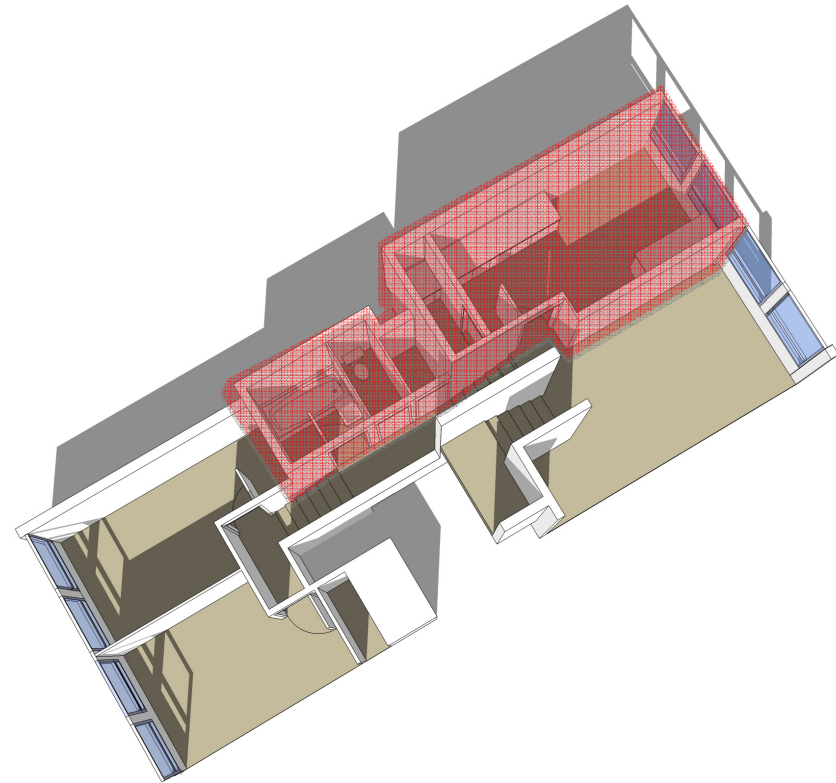
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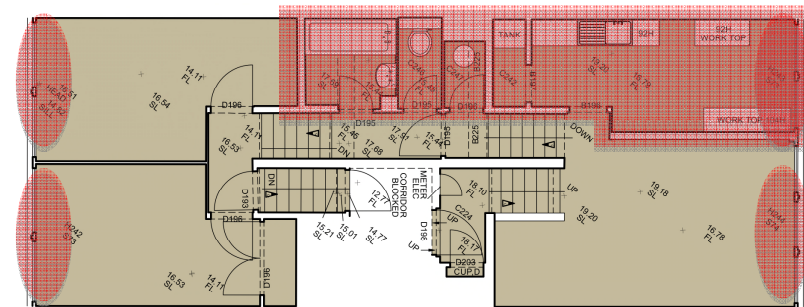
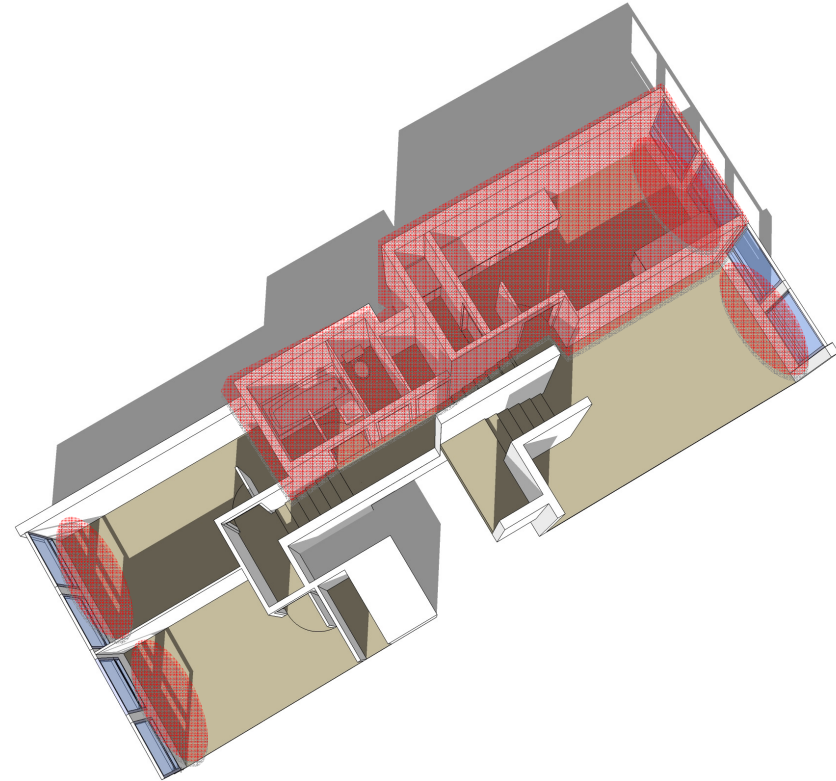
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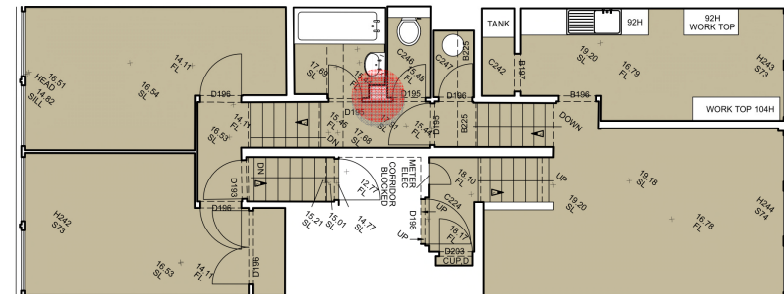
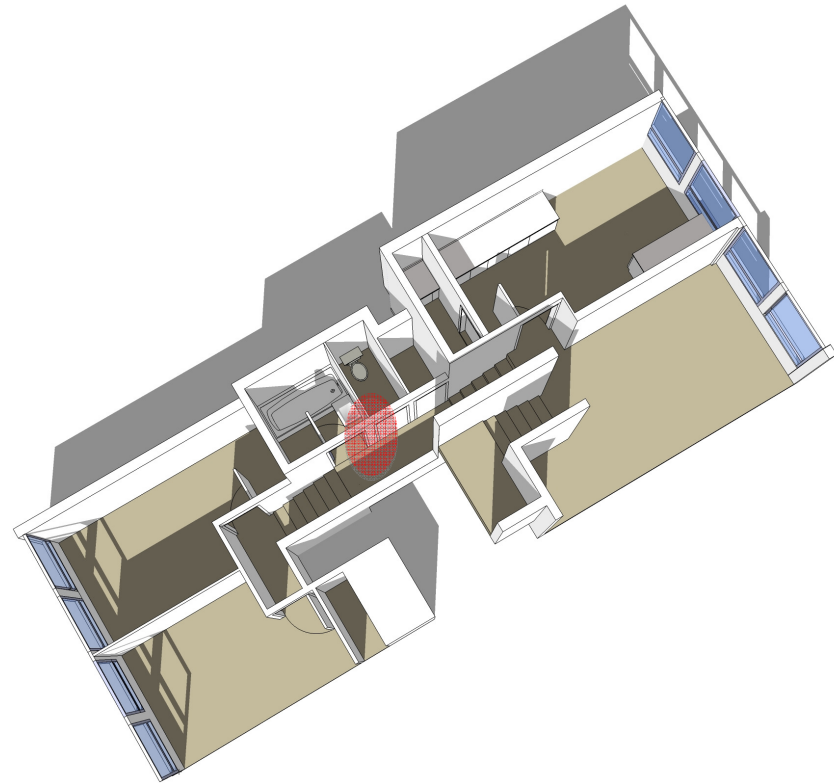
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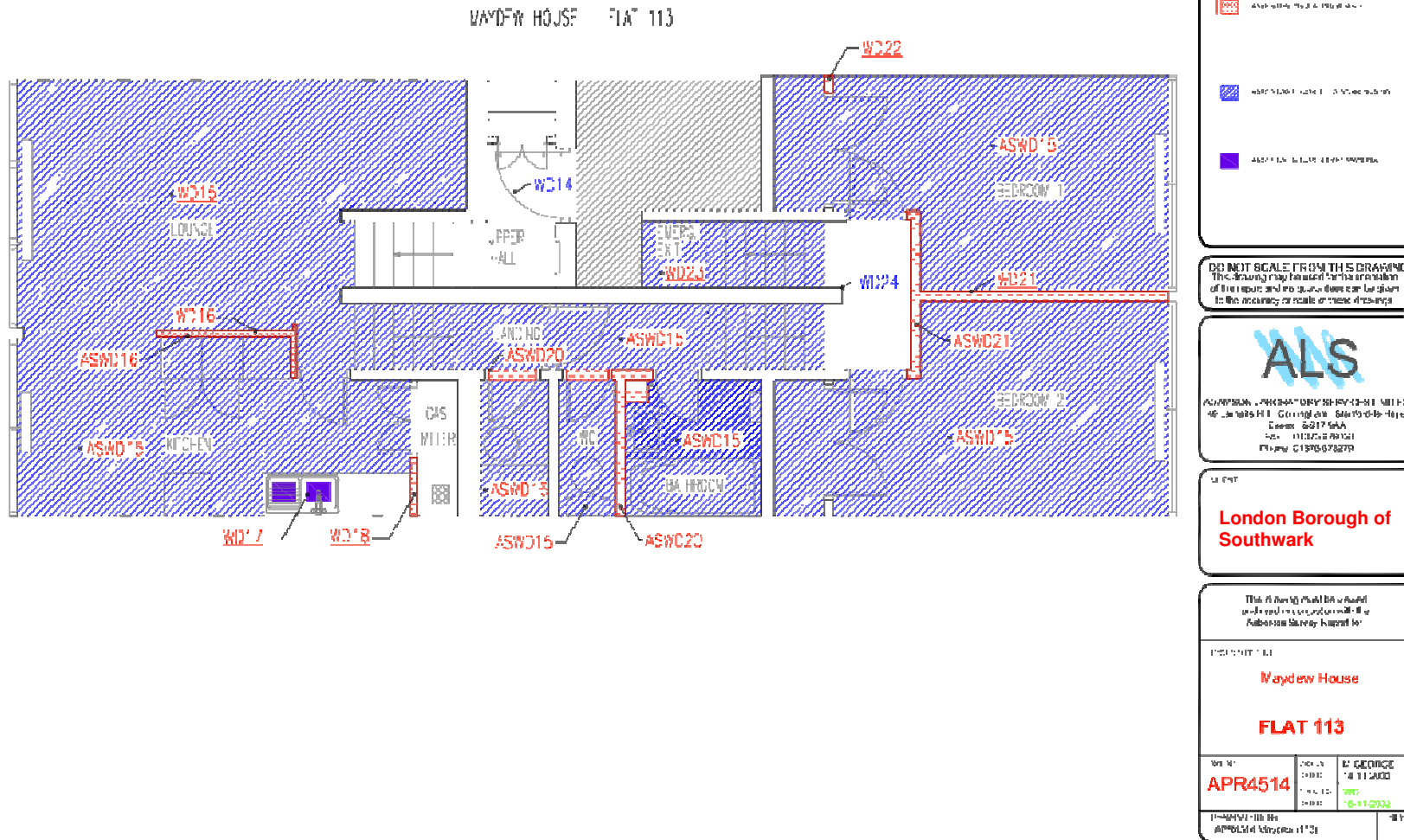
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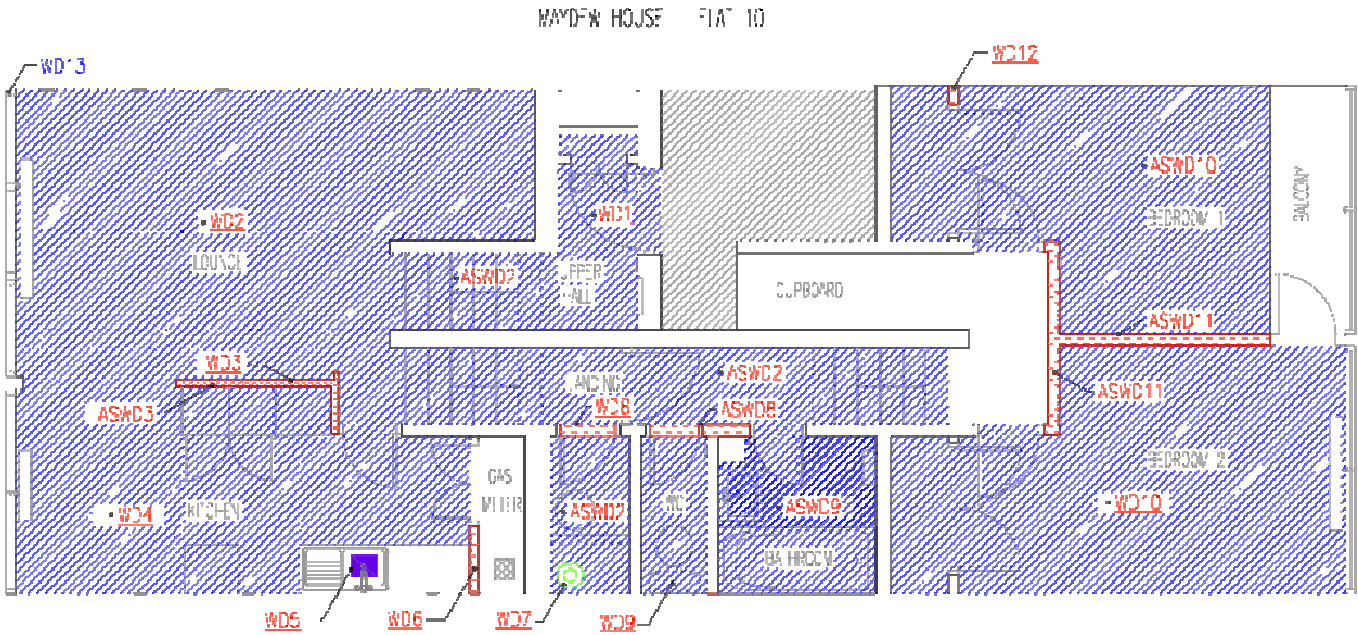
Proposed Works

Locations of asbestos within flats



Proposed Works

Locations of asbestos within flats



LEGEND

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DO NOT RIGORISE FROM THIS DRAWING
This drawing is for information only and should not be used for the installation
of any equipment or services without the consent of the
contractor or other relevant party.

ALS

ALSO CONSULT WITH THE CONTRACTOR FOR THE LOCATION
OF ANY ASBESTOS IN THE WORK AREA.
Date: 06/11/2012
By: [Signature]
Phone: 01376 524279

London Borough of Southwark

This drawing must be used
in accordance with the
Asbestos Survey Report for

**Waydean House
FLAT 10**

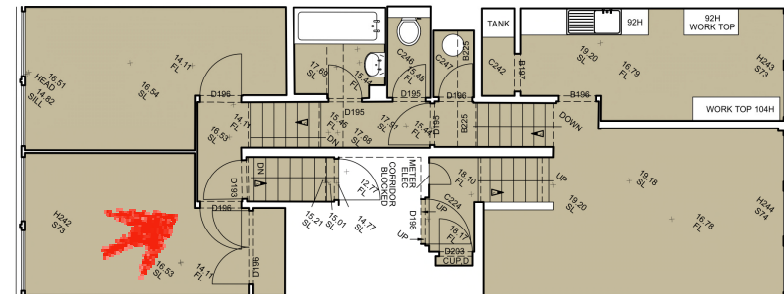
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By: GEORGE
Date: 06/11/2012

Project Ref: APR4514 Maydean (10)

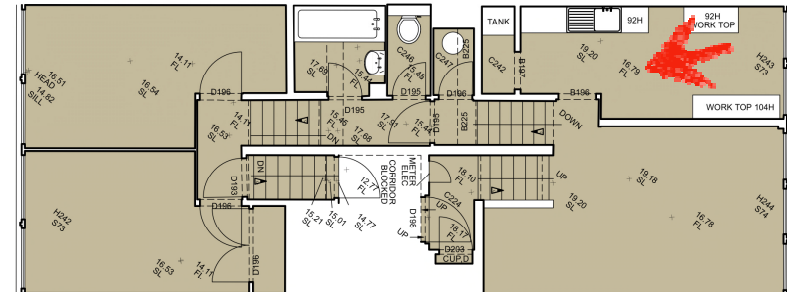
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Locations of asbestos within flats



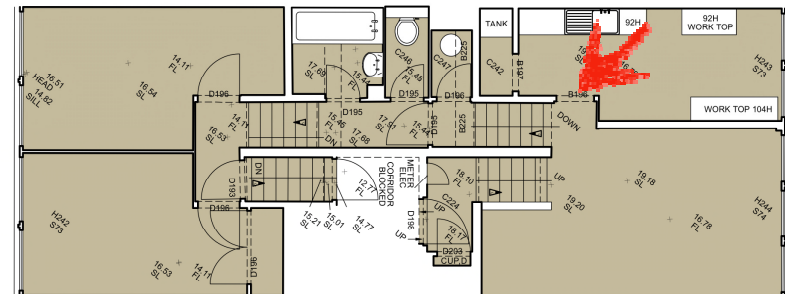
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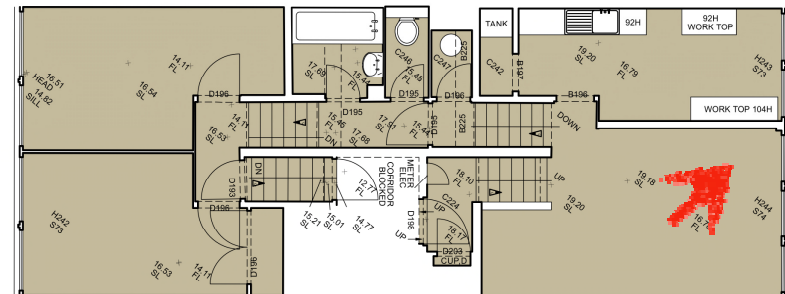
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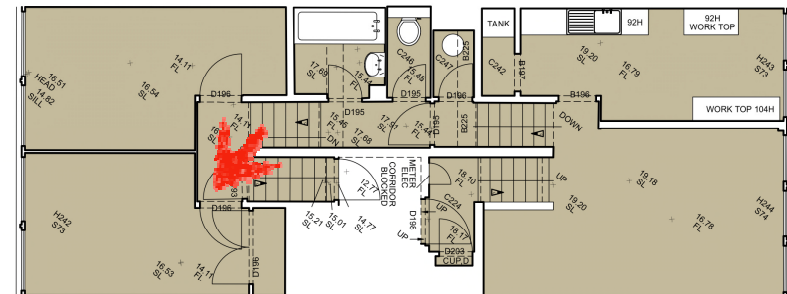
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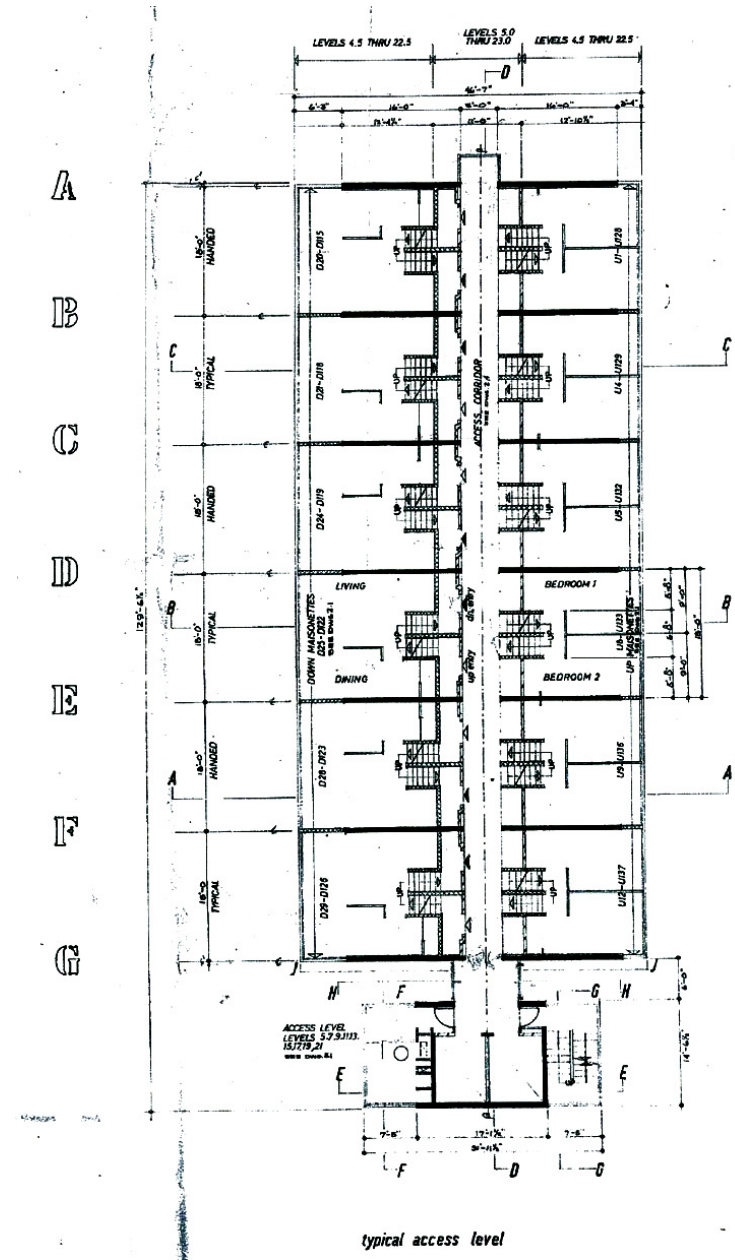
Locations of asbestos within flats



Proposed Works

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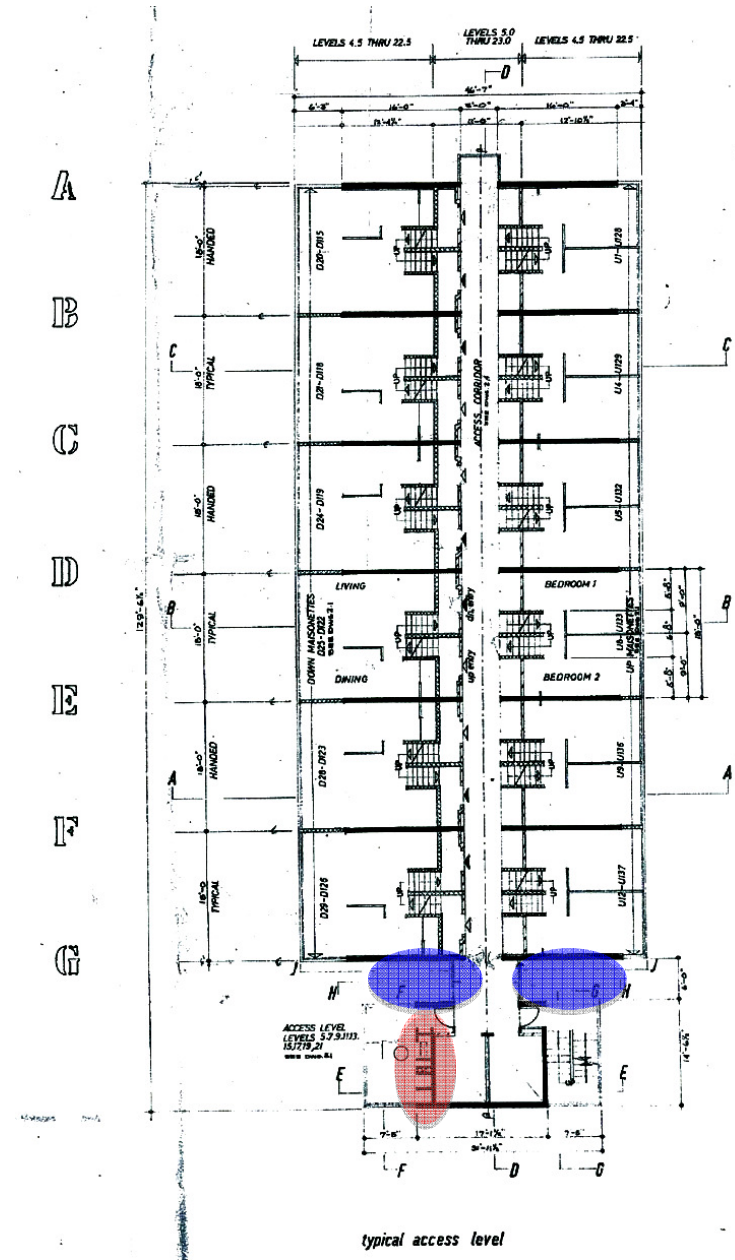
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- Heating system
 - There are 6 boilers supplying the building, plus Damory and Thaxted. Five of these boilers are near the end of their lives (one was replaced in 2009)
- Electrical Services:
 - With the exception of localised repairs these are the same age as the building, i.e. at least 45 years old,.
 - Demand for electrical supplies has risen steeply in recent years and the current systems are close to capacity.
- Vertical pipework distribution:
 - Existing risers appear to have capacity but in addition new routes can be found (possibly external to the existing cores) to allow the new services to be installed whilst maintaining existing ones.
- Horizontal distribution:
 - Primary services currently run through existing ceiling voids which are almost completely full. It will not be possible to maintain supplies to each floor while the services are being replaced as there is insufficient space to install new whilst keeping old services active.



Proposed Works

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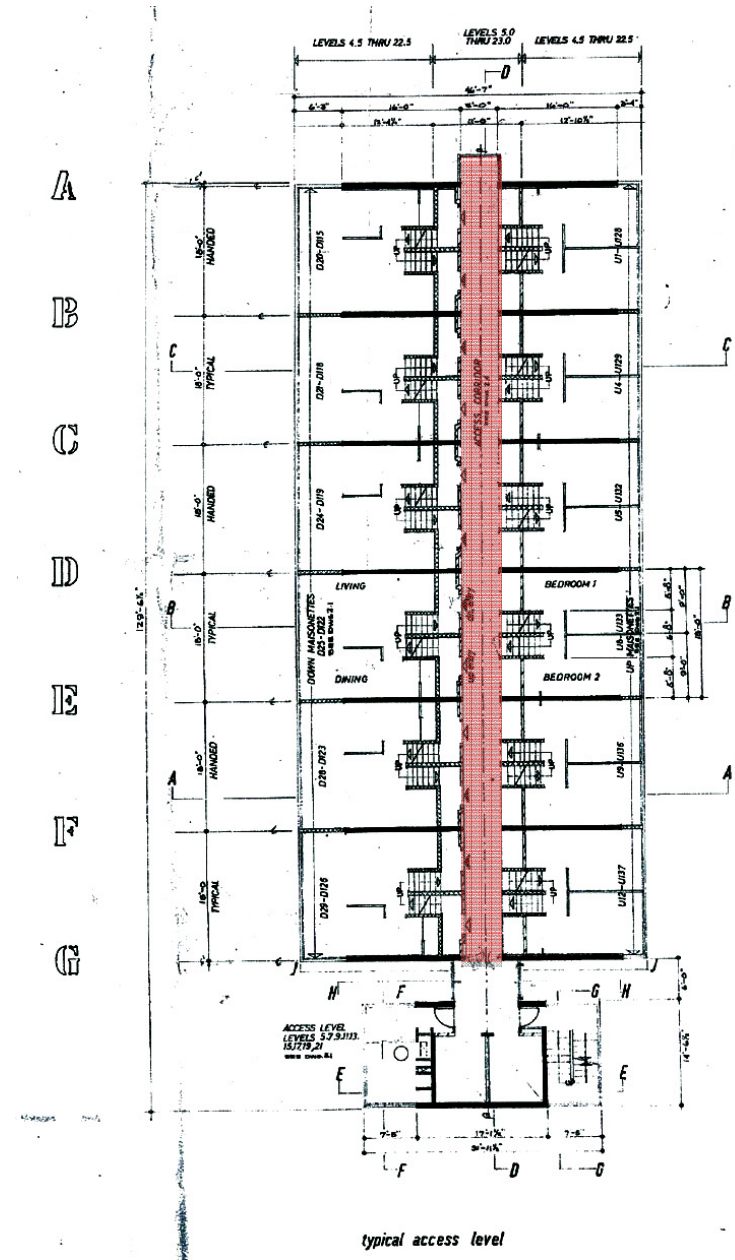
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Services within the common access corridor ceilings

Proposed Works

Summary of the works:

- Kitchen and Bathroom replacement (new kitchen fittings, sanitary ware, floor covering, wall tiling, decorations, mechanical extract fans)
- Rewire of flats
- Boiler / full heating systems replacement
- Communal electrical works (renew mains laterals and upgrade lighting)
- Window replacement
- Upgrade of existing front entrance doors to flats as well as communal doors
- Renew door entry system
- New roof system / edge protection
- Concrete repairs to external cladding and exposed structure
- Works to below and above ground drainage



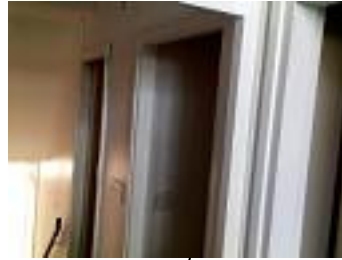
Asbestos in Maydew House

- Asbestos is classified by the HSE as a Cat 1 Carcinogen.
- Exposure to asbestos killed 4500 in 2007 and this is expected to rise over the next 20 years.
- It was an acceptable building material at the time Maydew House was constructed, however we now know different.
- Under the Control of Asbestos Regulations 2006 (CAR) we **ALL** have a responsibility to control and manage the risk and keep exposure to a minimum where ever practical.
- In this practical situation that duty extends to the tenant and equally the contractor.
- Regulation 7 of CAR states that “ in cases of major refurbishment of premises, the plan of work shall, as far as is reasonably practicable, and unless it would cause a greater risk to employees than if the asbestos had been left in place, specify that asbestos **shall be removed** before any major works begin.”

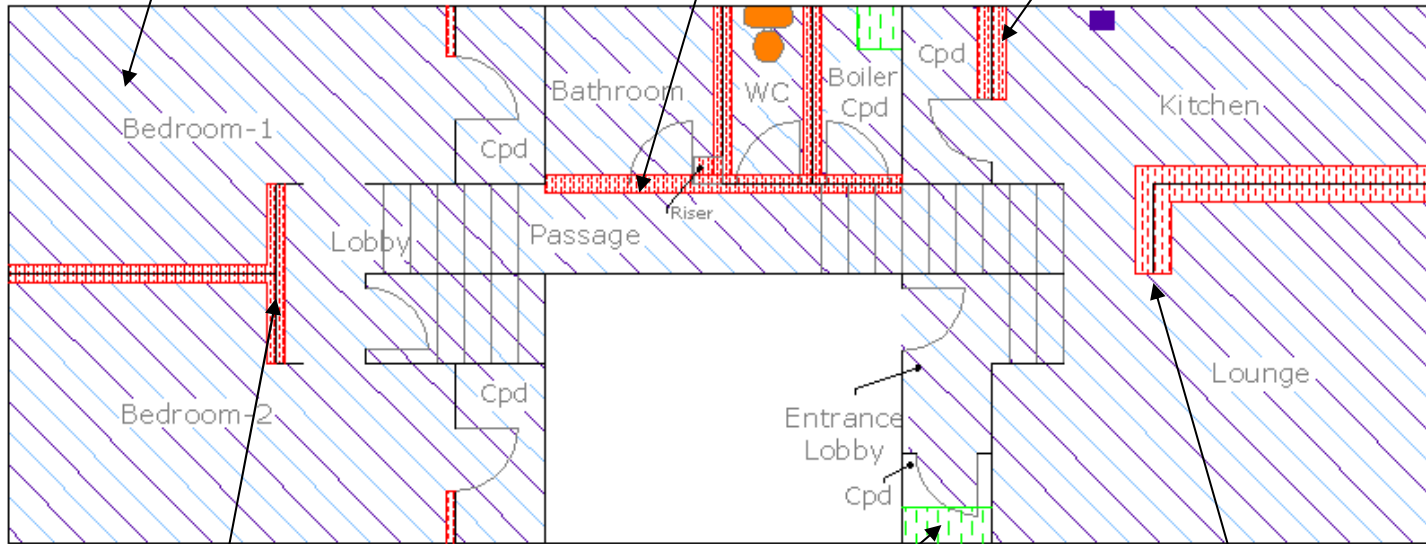
Blue floor tiles throughout area



Insulating board as partition walls



Insulating board as partition wall



Insulating board as partition wall



Cement boarding at pipe penetration point



Insulating board as partition wall

Asbestos in Maydew House

- The original ACM(Asbestos Containing Material) were floor tiles throughout, AIB (Asbestos Insulating Board)partitions and asbestos cement boxing.
- The extent of the asbestos containing materials that remain within each property varies, but the extensive amount of survey data indicates that large amounts of asbestos remain in situ. (Most flats were surveyed in 1998 and all were resurveyed in 2009)
- The asbestos boarding forming the partition walls within the property is an asbestos insulation board which is a medium to high risk product.
- Any work with this product has to be notified to the HSE and can only be performed by a licensed contractor under fully controlled conditions.
- Fully controlled conditions means enclosing the asbestos containing material in an airtight polythene tent, airlocks and this is all kept under negative pressure.
- During the asbestos removal process the air outside this tent is monitored to check for leakage of asbestos fibres and on completion the air inside is tested to ensure the controls can be removed and the area safe for normal occupation.
- Due to the presence of the asbestos to floors, partition walls and boxing it will be impossible to carry out the proposed refurbishment without removing the asbestos.

Asbestos in Maydew House

- Due to the unusual layout of the properties, the location and complexity of the services and the extent of the proposed works it is absolutely essential that the asbestos is removed.
- It would be impossible to protect the health and safety of contractors during the construction phase if the asbestos products remained within the dwellings.
- The proposed refurbishment works cannot be undertaken without working on or near the asbestos materials. Whilst this is not illegal, any work would need to be controlled and comply with Regulation 6 and 7 of CAR 2006.
- The asbestos risk would need to be managed throughout the construction phase, due to the enormity of the refurbishment works it is considered that the risk is unacceptable.

Asbestos in Maydew House

- Due to the amount of ACM in the property to remove the asbestos in a time frame that would allow the resident to remain would be impossible.
- It is estimated that the construction of the asbestos removal controls, the removal works and the air monitoring will take 3 to 4 days.
- The removal of the asbestos partition walls will result in it being one open area.
- The removal of the walls to the bathroom, WC and cupboard will result again in no walls, no hygiene facilities and exposed services.
- The control measures used for asbestos removal are temporary and do fail sometime, if the tenant remained in situ there is a risk of exposure.
- That is the practical elements, but on top of that may I remind you that we are dealing with a highly legislated Cat 1 Carcinogen.

Phasing & Rehousing Options

Four Options Studied

- **OPTION A - TOTAL REHOUSING OF THE BUILDING**

This option could be either permanent rehousing of residents from the building with new residents moving in after the works are complete

or;

temporary rehousing for the duration of the works followed by a return to the refurbished flat.

- **OPTION B – PARTIAL & TEMPORARY REHOUSING OF THE BUILDING**

This would be in groups of 3 floors (or 36 flats) at a time and would form a rolling programme of rehousing and work followed by a move back to the building once work has completed on a floor by floor basis.

- **OPTION C – MINIMUM REHOUSING OF THE BUILDING**

This is broadly similar to Option B but in this instance would be on a flat by flat basis and would mean residents move out of their flats for the shortest period possible to complete the works.

- **OPTION D – NO MAJOR WORKS OR REHOUSING**

This option assumes no major renovation or repair works are carried out. Any necessary works would be carried out as emergency, temporary or adhoc works.



Phasing & Rehousing Options

OPTION A - TOTAL REHOUSING OF THE BUILDING

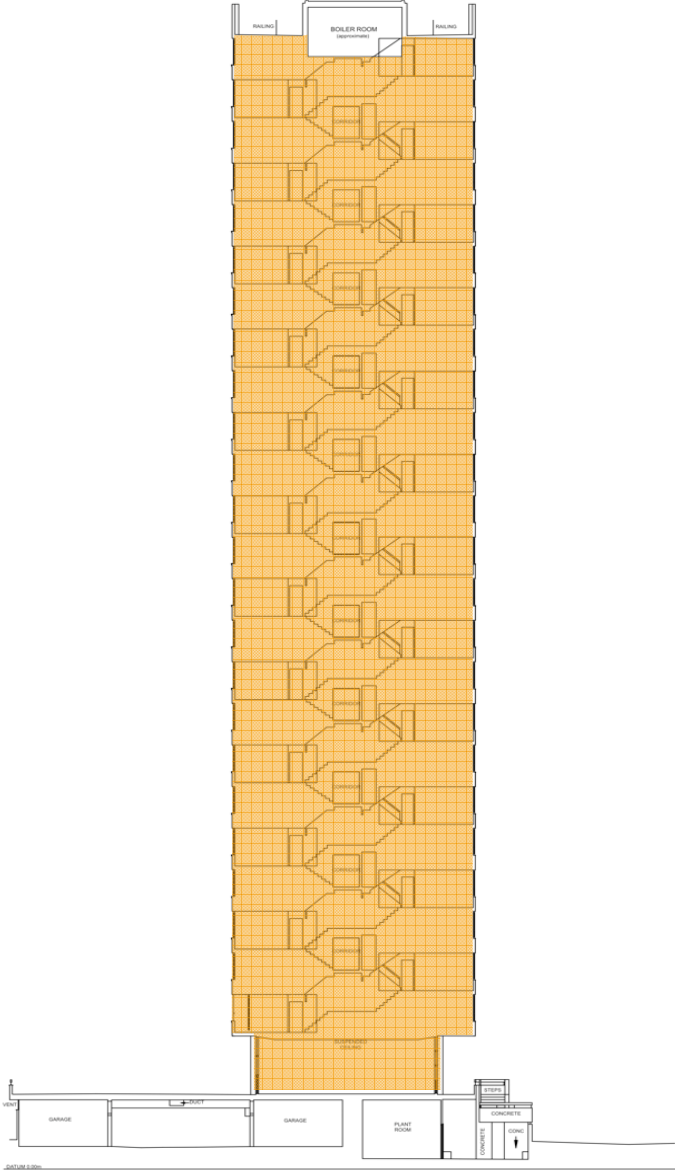
This assumes that all residents in the building are moved off site to new homes, either permanently or until completion of the works.

TIMESCALE : Approximately 15 to 18 months to complete the works.

COST : £ 12.5m

PROS :

- Shortest construction period
- Least construction cost option (although rehousing costs depend on whether rehousing is permanent or long term temporary)
- No disruption to residents due to noise, dust, etc. during the building works
- No loss of electrical, heating or hot water services for residents
- No health and safety issues for children and residents. Health and safety issues for construction workers are minimised



Phasing & Rehousing Options

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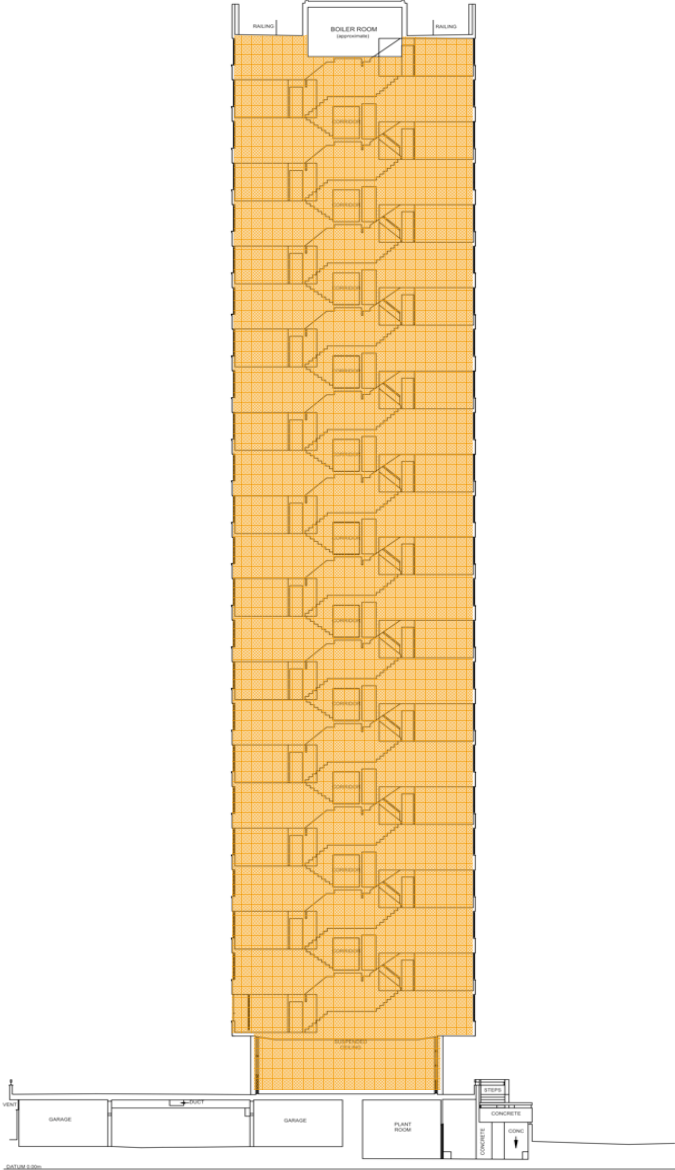
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CONS :

- Residents will need to move off site for the longest period, or permanently
- Additional costs of long term rehousing



Phasing & Rehousing Options

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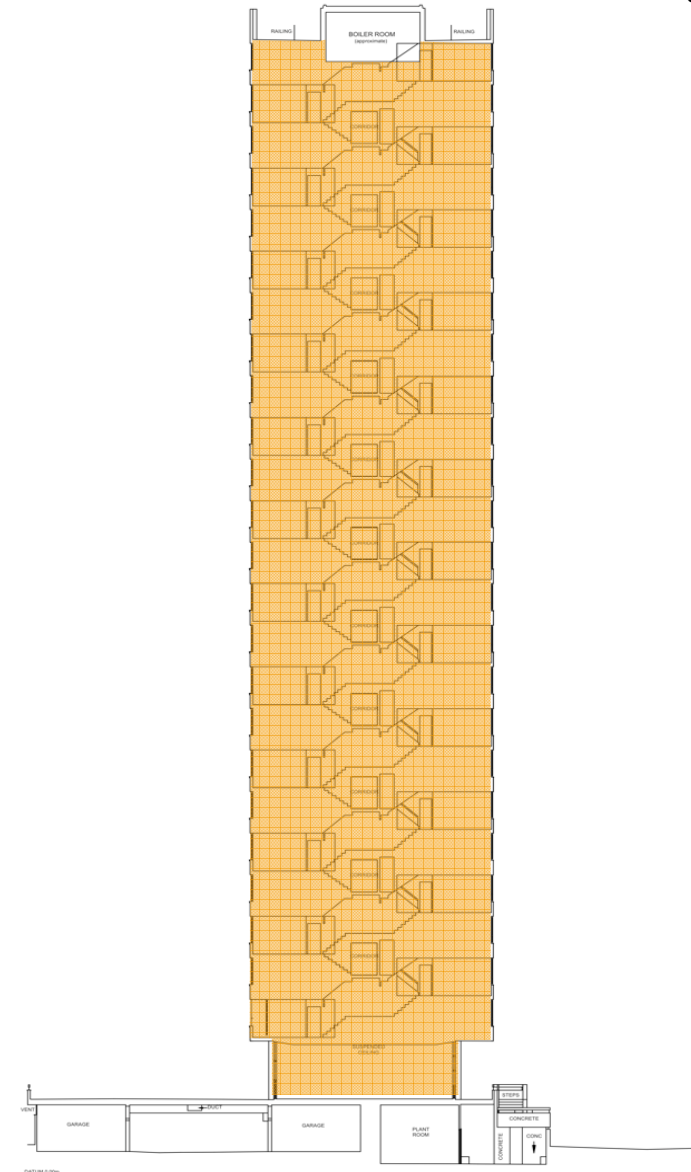
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RISKS :

- Normal Construction related risks. No abnormal risks from those found on similar construction projects.



 Area to be rehoused

Phasing & Rehousing Options

OPTION B - PARTIAL & TEMPORARY REHOUSING OF THE RESIDENTS; ROLLING PROGRAMME

This option assumes that residents on 3 floors of the building are temporarily rehoused.

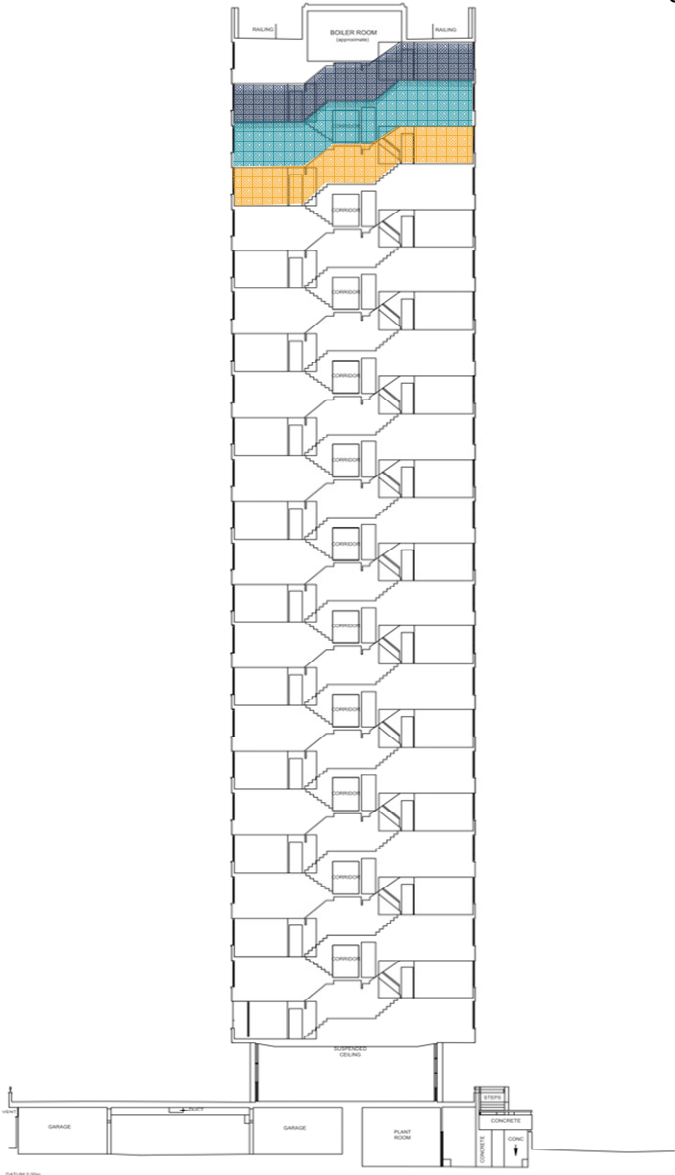
A rolling programme of works is set up where rehousing of residents commences on the lowest of the 3 floors, asbestos removal is undertaken on the middle floor and the renovation works are carried out on the upper most floor. Once complete residents can move back to the upper floor and the whole sequence moves down 1 floor.

TIMESCALE : Approximately 18 to 21 months to complete the works.

COST : £ 12.8m

PROS :

- Medium construction period
- Shorter rehousing period required. Approximately 10 to 15 weeks per flat.



- Area available for construction work
- Area available for asbestos removal
- Area to be rehoused

Phasing & Rehousing Options

OPTION B - PARTIAL & TEMPORARY REHOUSING OF THE RESIDENTS; ROLLING PROGRAMME

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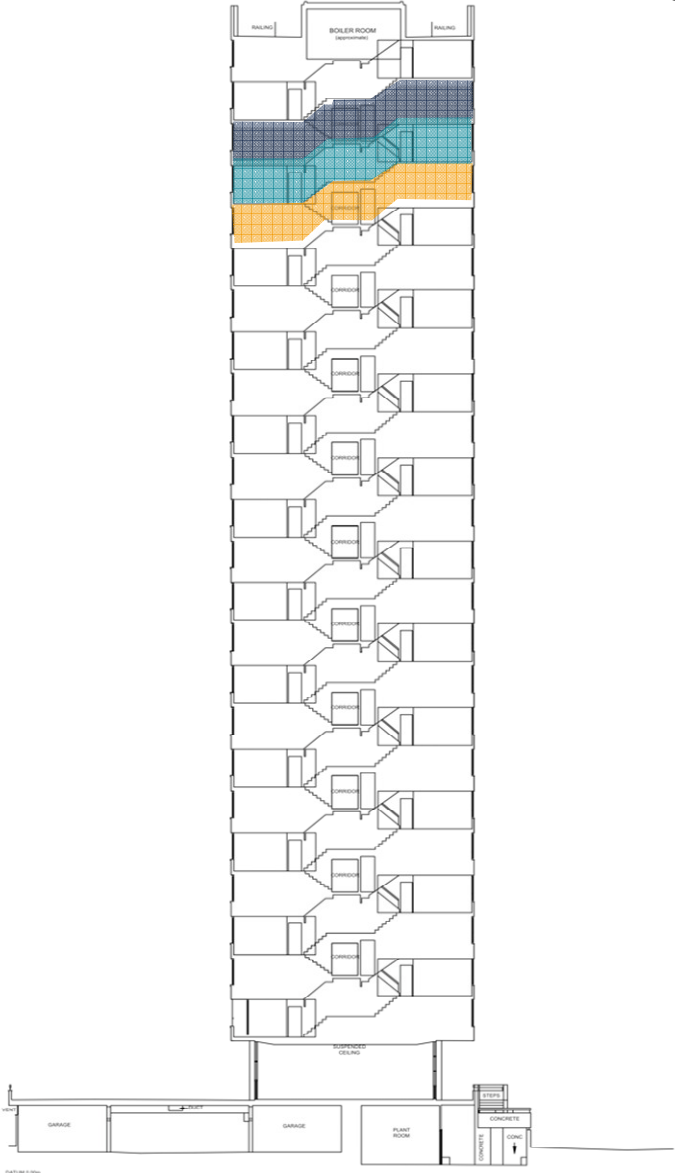
A rolling programme of works is set up where rehousing of residents commences on the lowest of the 3 floors, asbestos removal is undertaken on the middle floor and the renovation works are carried out on the upper most floor. Once complete residents can move back to the upper floor and the whole sequence moves down 1 floor.

TIMESCALE : Approximately 18 to 21 months to complete the works.

COST : £ 12.8m

PROS :

- Medium construction period
- Shorter rehousing period required. Approximately 10 to 15 weeks per flat.



- Area available for construction work
- Area available for asbestos removal
- Area to be rehoused

Phasing & Rehousing Options

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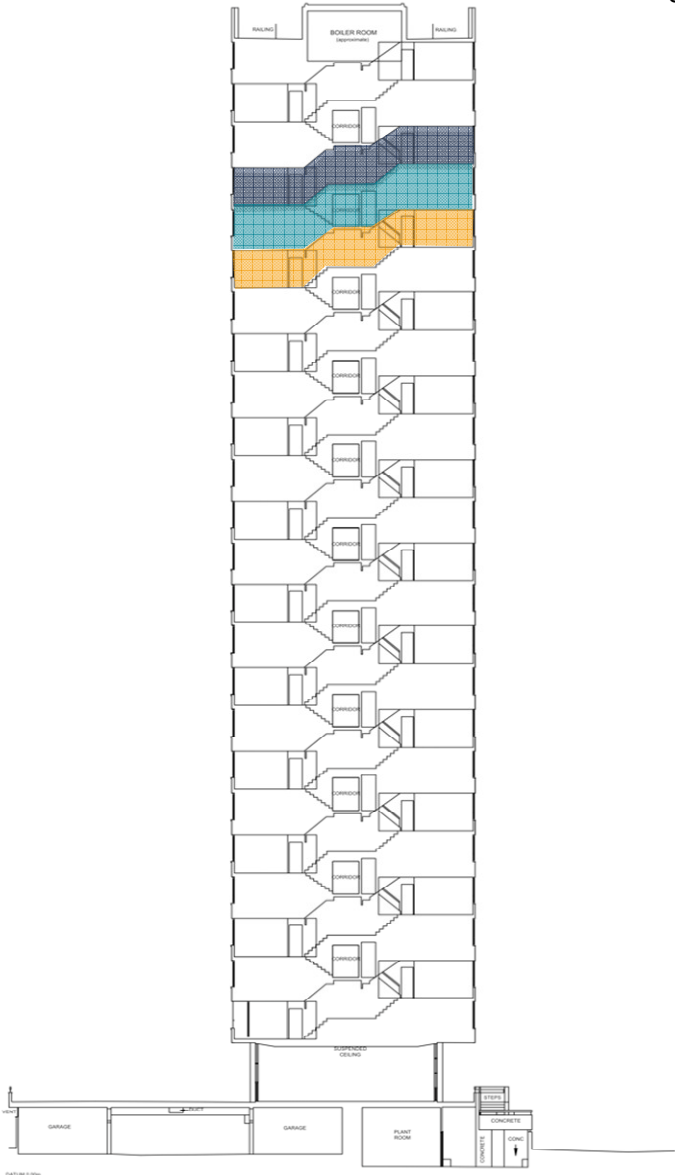
A rolling programme of works is set up where rehousing of residents commences on the lowest of the 3 floors, asbestos removal is undertaken on the middle floor and the renovation works are carried out on the upper most floor. Once complete residents can move back to the upper floor and the whole sequence moves down 1 floor.

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Phasing & Rehousing Options

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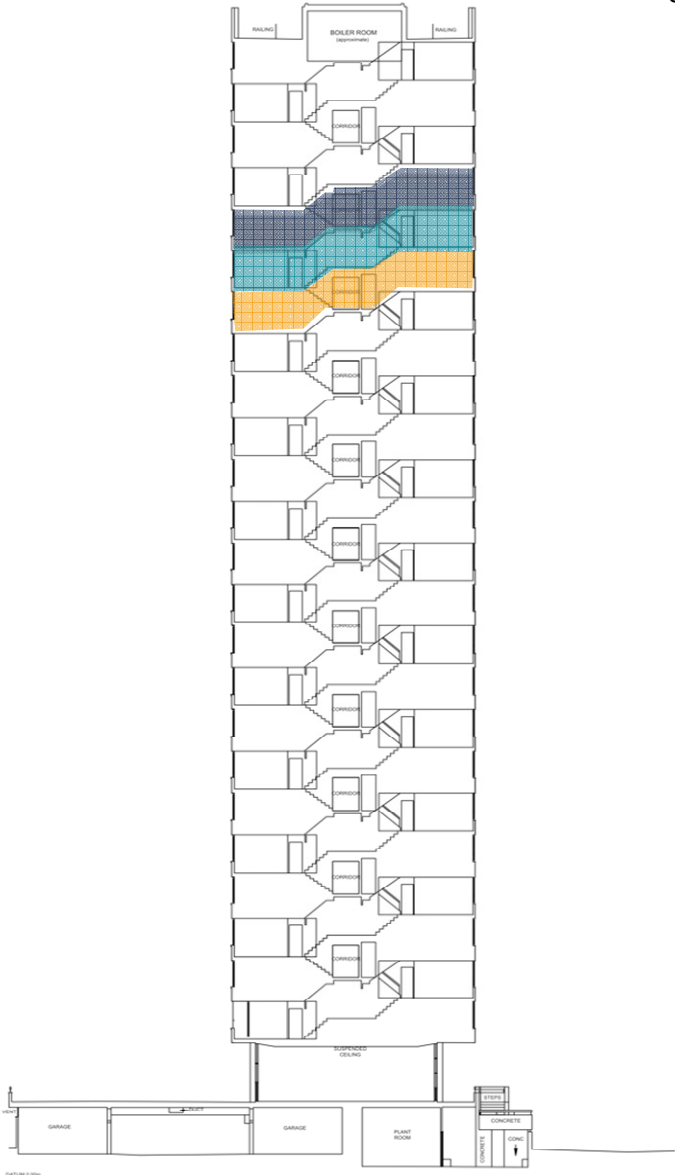
A rolling programme of works is set up where rehousing of residents commences on the lowest of the 3 floors, asbestos removal is undertaken on the middle floor and the renovation works are carried out on the upper most floor. Once complete residents can move back to the upper floor and the whole sequence moves down 1 floor.

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Phasing & Rehousing Options

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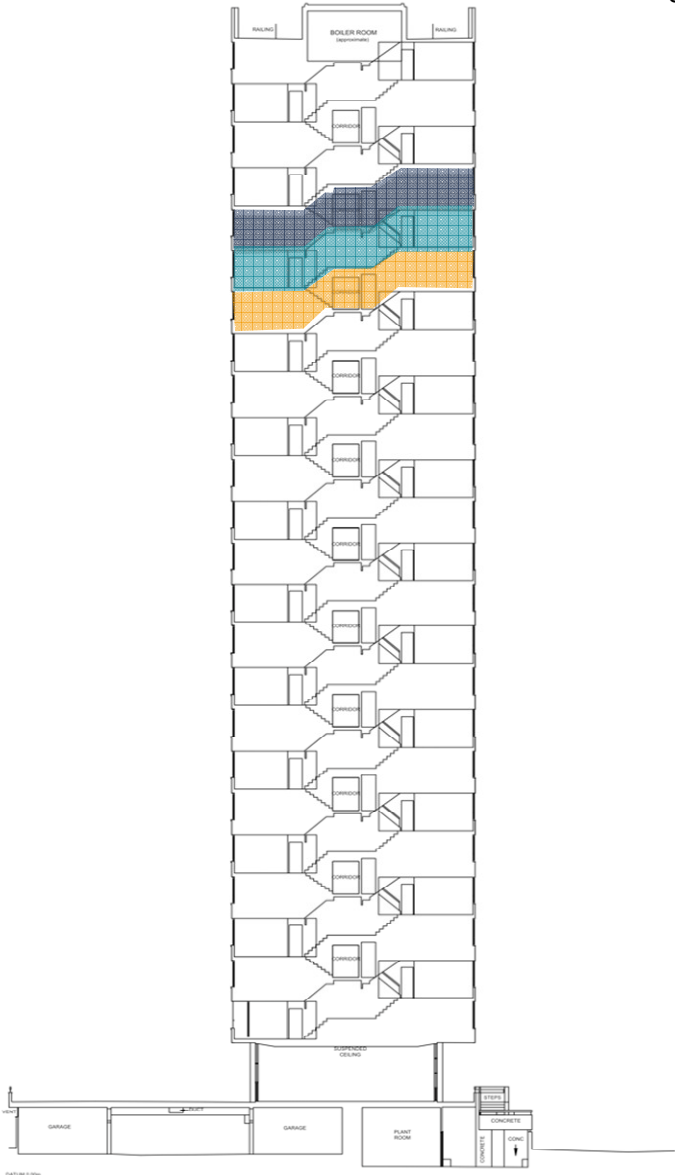
A rolling programme of works is set up where rehousing of residents commences on the lowest of the 3 floors, asbestos removal is undertaken on the middle floor and the renovation works are carried out on the uppermost floor. Once complete residents can move back to the upper floor and the whole sequence moves down 1 floor.

TIMESCALE : Approximately 18 to 21 months to complete the works.

COST : £ 12.8m

CONS :

- All residents will suffer some loss of services during the works. This will predominantly effect hot water supplies and heating for a period of up to 4 to 5 weeks whilst common area services are replaced.
- Whilst this option has a medium length construction period it is still 3 to 6 months longer than option A and the costs are higher because of this.
- Residents will need to move twice in a relatively short period of time.
- Residents will suffer significant disruption and noise whilst other floors are being worked on.
- There is a major logistical challenge involved in coordinating the rehousing process required for this option, e.g. if a resident refuses to move. Resident liaison and management requirements, and therefore costs, are significant for this option.
- Health and Safety risks to residents and children will be increased from works being carried out in common areas and from the removal of asbestos in adjacent floors.



- Area available for construction work
- Area available for asbestos removal
- Area to be rehoused

Phasing & Rehousing Options

OPTION B - PARTIAL & TEMPORARY REHOUSING OF THE RESIDENTS; ROLLING PROGRAMME

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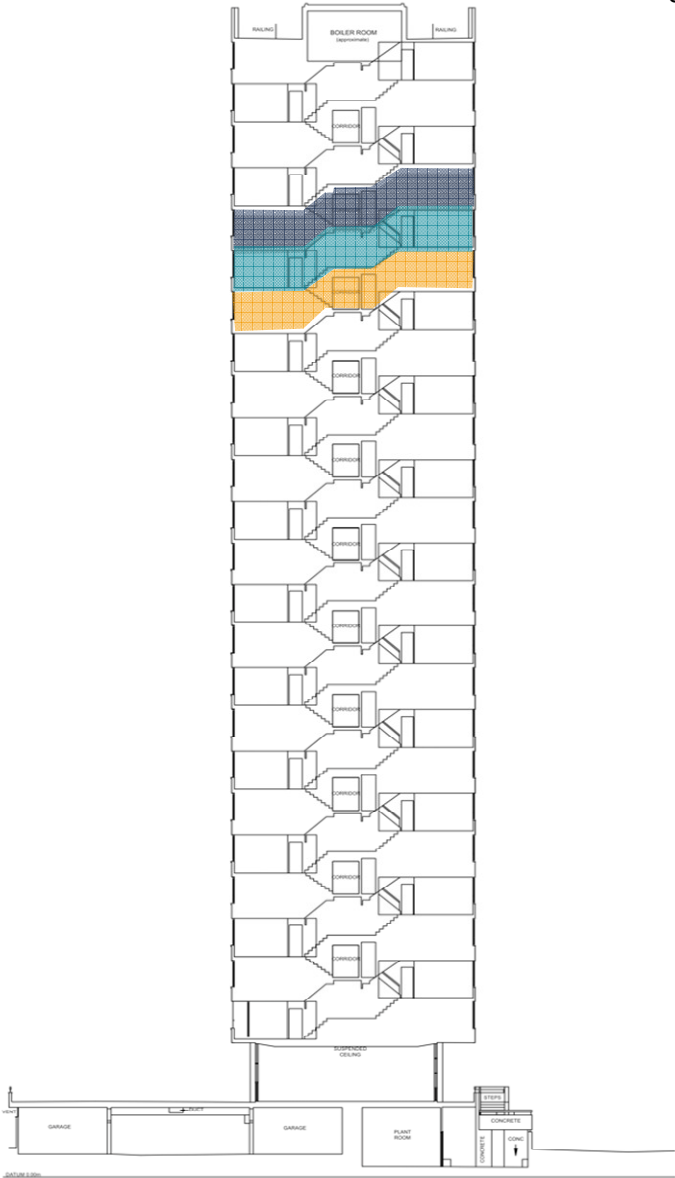
A rolling programme of works is set up where rehousing of residents commences on the lowest of the 3 floors, asbestos removal is undertaken on the middle floor and the renovation works are carried out on the upper most floor. Once complete residents can move back to the upper floor and the whole sequence moves down 1 floor.

TIMESCALE : Approximately 18 to 21 months to complete the works.

COST : £ 12.8m

RISKS :

- Increased Health and Safety risk with residents in occupation during construction works, particularly to common areas and from asbestos removal works on adjacent floors.
- All building works of this type run the risk that unforeseen issues arise when work starts. In this case because of the rolling rehousing programme there is very little scope to accommodate this should something major be discovered without affecting the rehousing programme.
- Any problems with the rehousing process could significantly impact on works progress.
- Disruption of this kind could significantly increase costs from those being currently reported and could have contractual implications in terms of claims for delays.
- This process may be unattractive to potential contractors with a risk of higher bids or lower numbers of tender returns.



- Area available for construction work
- Area available for asbestos removal
- Area to be rehoused

Phasing & Rehousing Options

OPTION C - MINIMUM REHOUSING OF THE BUILDING

This option assumes that residents would move out of their flats on an individual basis working on two flats at a time.

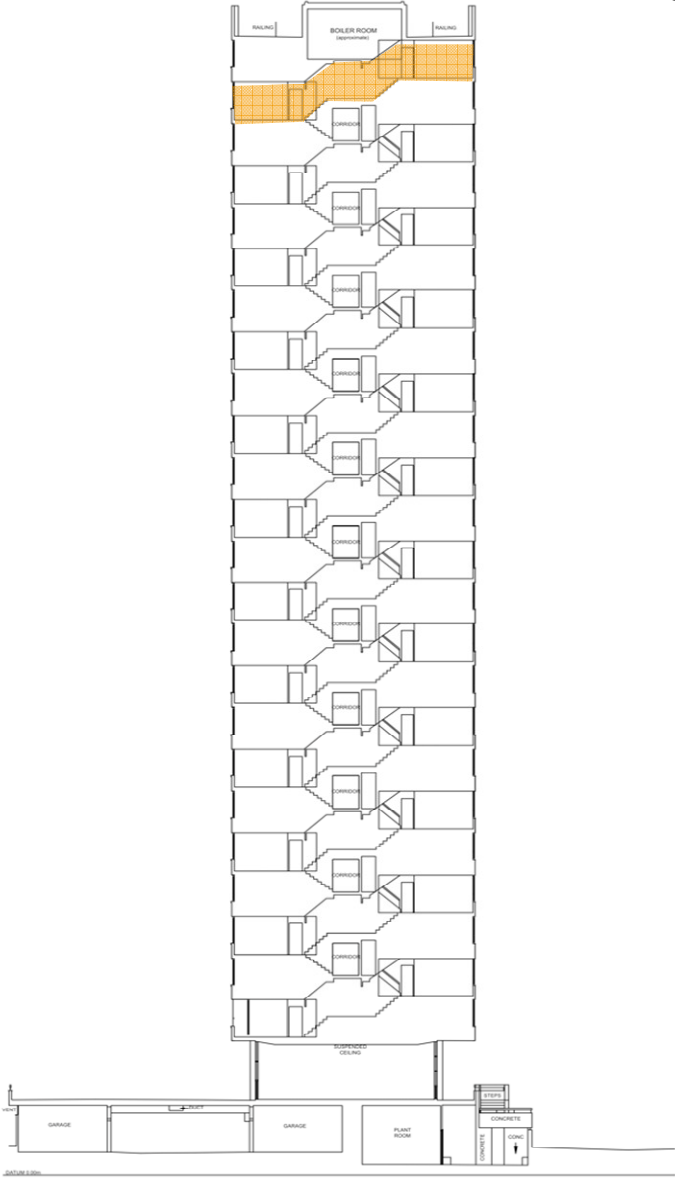
Asbestos removal would take place during this period and residents would then move back in for the completion of the remainder of the works.

TIMESCALE : Approximately 24 to 30 months to complete the works.

COST : £ 13.3m

PROS :

- Rehousing is required for the shortest period. Approximately 3 to 4 days.
- Because of the small amount of rehousing required (3 to 4 flats at a time) at any one time it might be possible to accommodate this within void flats in the building.



Area to be rehoused for asbestos removal only

Phasing & Rehousing Options

OPTION C - MINIMUM REHOUSING OF THE BUILDING

This option assumes that residents would move out of their flats on a one by one basis.

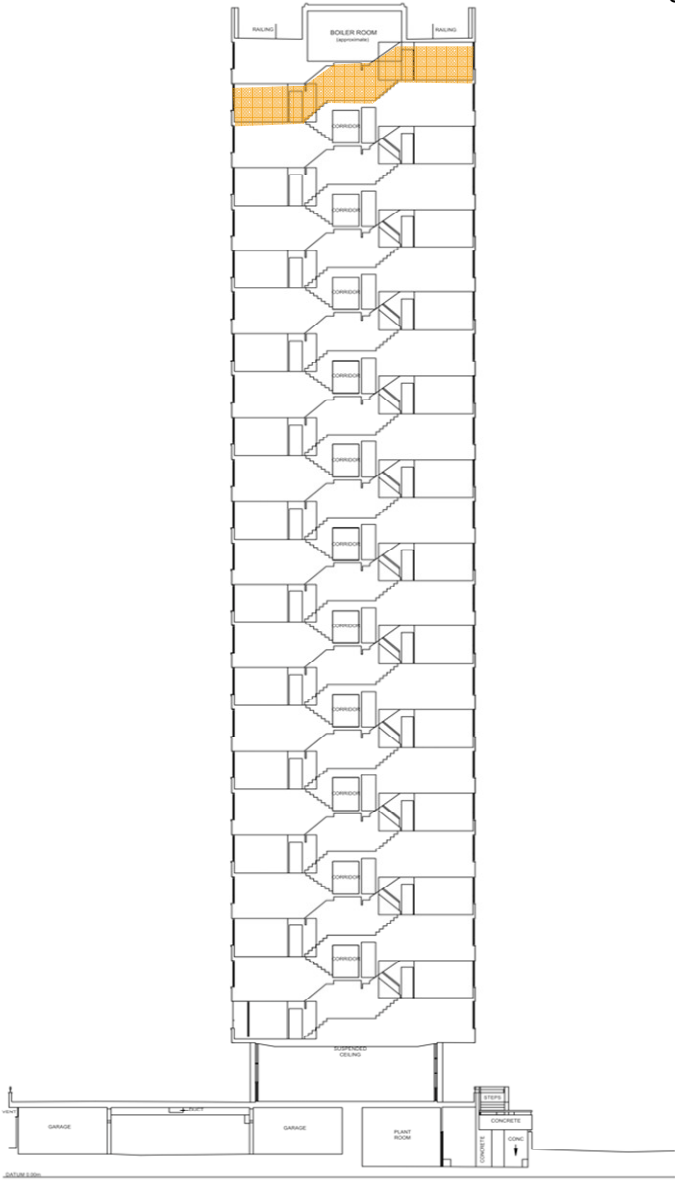
Asbestos removal would take place during this period and residents would then move back in for the completion of the remainder of the works.

TIMESCALE : Approximately 24 to 30 months to complete the works.

COST : £ 13.3m

CONS :

- This is the longest construction period and highest cost option. This option would require almost double the construction period needed to complete Option A.
- On returning to their flat after the asbestos removal residents will have below standard accommodation with partitions missing, and services disrupted until the works are complete – approximately 5 weeks per flat.
- All residents will suffer some loss of services during the works. This will predominantly effect hot water supplies and heating for a period of up to 4 to 5 weeks whilst common area services are replaced. This is likely to be at a different time from the works to residents flats.
- Residents will suffer significant disruption and noise whilst other floors are being worked on.
- There are significant problems with coordination of the rehousing process which could cause delay and disruption. Resident liaison and management requirements, and therefore costs, are significant for this option.
- Residents and children will be exposed to greater health and safety risks with work taking place in adjacent flats and asbestos removal being more complicated to isolate from residents.



Phasing & Rehousing Options

OPTION C - MINIMUM REHOUSING OF THE BUILDING

This option assumes that residents would move out of their flats on a one by one basis.

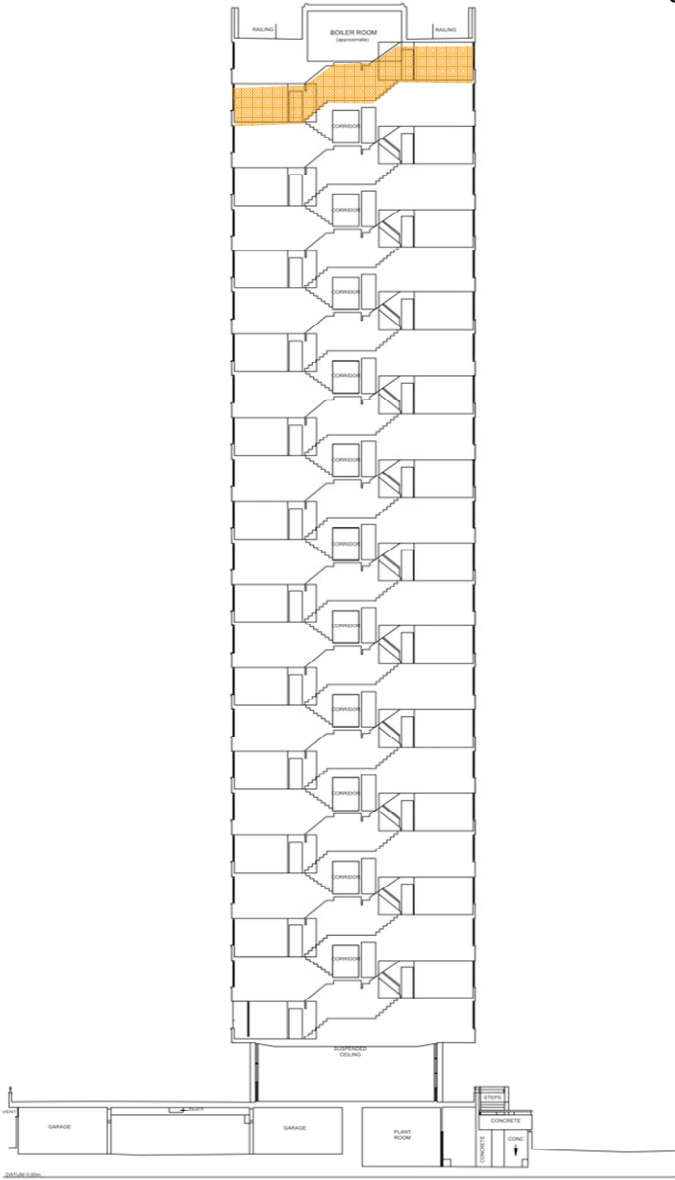
Asbestos removal would take place during this period and residents would then move back in for the completion of the remainder of the works.

TIMESCALE : Approximately 24 to 30 months to complete the works.

COST : £ 13.3m

RISKS :

- Significantly increased Health and Safety risk with residents in occupation during construction works, to all areas of the works. The periods which people are exposed to these risks is greater than any of the other options.
- All building works of this type run the risk that unforeseen issues arise when work starts. In this case there is very little scope to accommodate delays something major be discovered without affecting the rehousing and construction programmes.
- Any problems with the rehousing process mentioned previously could significantly impact on works progress.
- Disruption of this kind could significantly increase costs from those being currently reported and could have contractual implications in terms of claims for delays.
- This process may be unattractive to potential contractors with a risk of higher bids or lower numbers of tender returns.



Area to be rehoused for asbestos removal only

Phasing & Rehousing Options

OPTION D - NO MAJOR WORKS OR REHOUSING

This option assumes that no major works or renovation occurs and that works are carried out on a responsive basis.

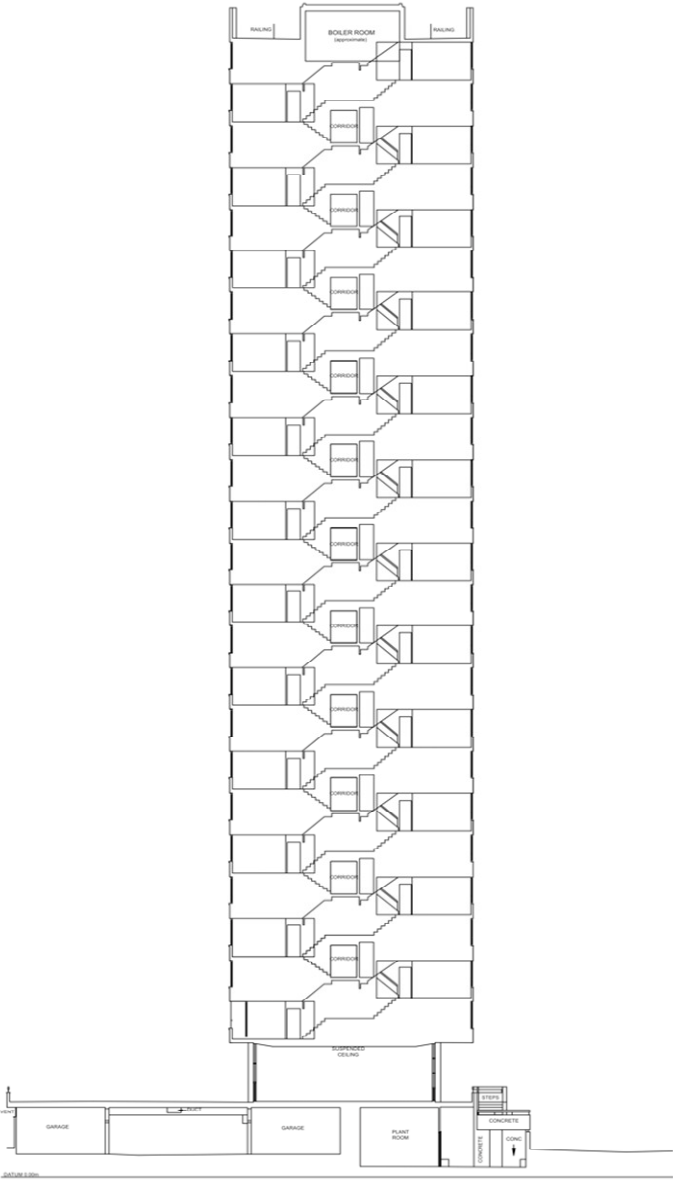
Southwark Council remain responsible for maintaining the building and managing the issues surrounding the asbestos within the flats so measures will need to be put in place to carry out this on an emergency or temporary repair basis.

TIMESCALE : Indefinite with more work becoming necessary as the building grows older.

COST : £ ?????

PROS :

- No rehousing required



Phasing & Relicensing Options

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This option assumes that no major works or renovation occurs and that works are carried out on a responsive basis.

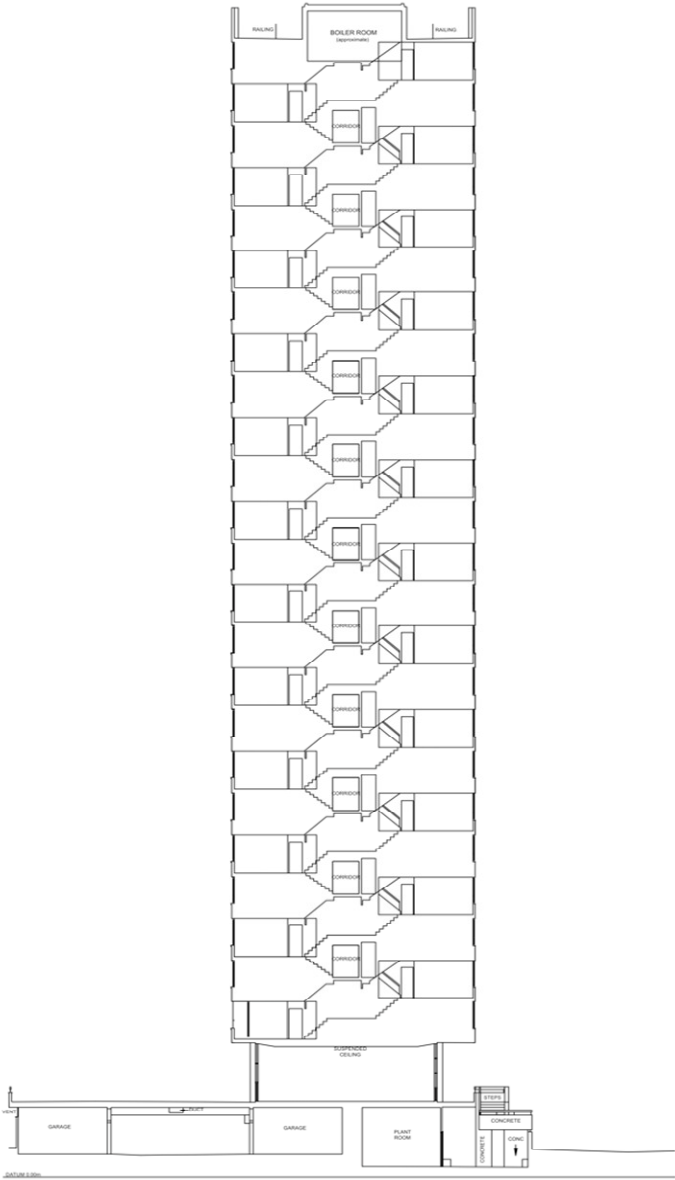
Southwark Council remain responsible for maintaining the building and managing the issues surrounding the asbestos within the flats so measures will need to be put in place to carry out this on an emergency or temporary repair basis.

TIMESCALE : Indefinite with more work becoming necessary as the building grows older.

COST : £ ?????

CONS :

- No upgrade works carried out.
- The building fabric and infrastructure will continue to degrade with many items of services at or near to end of life.
- The Council still has an obligation to maintain the building but this will need to be managed on a piecemeal and as needed basis with little ability to control overall costs.
- Adhoc work of this nature is generally significantly more expensive per item than the cost of the same work being part of a larger programme of works.
- A system for monitoring and managing the asbestos risk will need to be put in place.
- A major works programme will almost certainly be required at some point in the future and the cost of this is not accounted for in this option.



Phasing & Rehousing Options

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This option assumes that no major works or renovation occurs and that works are carried out on a responsive basis.

Southwark Council remain responsible for maintaining the building and managing the issues surrounding the asbestos within the flats so measures will need to be put in place to carry out this on an emergency or temporary repair basis.

TIMESCALE : Indefinite with more work becoming necessary as the building grows older.

COST : £ ?????

RISKS :

- There is a risk of sanction should the Boroughs Decent Homes obligations are not met.
- Existing services and fabric could fail without notice. This risk will increase over time.
- Failures of this kind can put further stresses on other parts of the building and on other items of plant and equipment potentially causing multiple failures.
- Costs in this scenario are unmanaged and unpredictable but over a longer period could be very high.
- There is a risk of disrepair action from residents in the future should repair works not be carried out.

