

Myatt Garden Primary School

Replacement of Asbestos Roof & Wall Cladding



BACKGROUND

Inspire Contract Services were awarded this contract in May 2019. The project called for the replacement of the existing corrugated asbestos wall and roof cladding sheets with a new insulated profiled metal cladding system, including insulated valley gutters, soffits, and rainwater goods.

The problematic roofs were situated over the school's second floor classrooms and were in urgent need of refurbishment due to water penetration and general breakdown/deterioration of the sheets.

The majority of the works were undertaken during the school's recess period so it was imperative that all works were carried out in accordance with the necessary health and safety requirements to minimise any impact upon the staff and pupils' return.

During the lead-in period, a detailed programme of works was prepared and agreed with the client and this was then used throughout the project to ensure that the works did not affect the day to day running of the school.

All Health & Safety documentation including the Construction Phase Plan was issued to the client during the site mobilisation period to ensure all safety measures were in place. All Inspire operatives hold an Enhanced DBS Certificate and a full list of these was handed over to the school prior to our commencement on site.

CLIENT	London Borough of Lewisham
SECTOR	Education
LOCATION	Rokeby Road, London
VALUE	£150,000
SOLUTION	Tata Steel Composite Roof



THE WORKS



The specification on this project called for a Tata steel composite roofing system with upgraded thermal insulation. Works took place as follows:

- All scaffolding was erected during the May half term period to ensure that works could commence as soon as the summer recess period began.
- An internal scaffold crash deck was also installed during the May half term to the underside of the second-floor ceiling. This was installed in a way that still allowed pupils and staff to use the classrooms below before works commenced
- Externally all roof areas were access externally via full independent scaffolding which was secured at ground level behind 3m high heras fenced panels to prevent any unauthorised access
- The existing asbestos profiled roof sheets were stripped and disposed into asbestos enclosed skips.
- Asbestos Air Monitoring Tests were carried out during every two weeks of the project
- The roof was replaced with 120mm thick Tata Steel composite roof sheeting incorporating 150mm mineral fibre quilt insulation
- All rainwater goods, fascia and soffits were replaced to match the existing.

THE RESULT

Upon completion of the roofing works the internal crash deck was removed to allow the internal works to be carried out. This included the replacement of the existing suspended ceiling and grid with new a new 600 x 600 suspended ceiling and new grid with added light fittings. This was installed throughout the second-floor classrooms and corridors with all works carried out during the school's recess period.

The contract was overseen by Inspire's project Team consisting of Commercial Director, Contracts Manager, Contracts Supervisor and Site Operatives. Daily liaison with the estates team was maintained between the school and the Contracts Supervisor and on-site operatives.

Four weekly meetings were held between the Client, School, and Inspire Director/Contracts Manager to ensure the project was running smoothly, on time and in accordance with all health and safety requirements. A contractor's report was issued to give all parties a detailed report of the project to date.

It was imperative all asbestos sheets were removed prior to the school's return and this was achieved through efficient planning of the scaffolding works and effective project management throughout.

Ultimately, Inspire managed to complete the required roofing refurbishment works to an exceptionally high standard and all roofs were successfully signed off. The building was handed back over to the client and a delighted school within the agreed timescale.



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