

Environmental Essentials Case Study – St Georges Hospital – Stafford

The Pritchard Group of Companies in conjunction with Advantage West Midlands recently acquired the former St Georges Hospital site in Stafford for a £75 million redevelopment project that is set to change the “face” of Stafford.

The Hospital dates back to the 1800's and planners were concerned that due to the age, size and complexity of the buildings that asbestos was likely to play a major hurdle in the redevelopment work. Following a lengthy selection process, Environmental Essentials were commissioned to act as sole asbestos consultants for the scheme.



Type 3 Asbestos Survey

Due to the condition of the existing buildings, several planning meetings were held and in-depth risk assessments were undertaken by Environmental Essentials and the client to allow enabling works including the erection of scaffolding/temporary lighting structures to meet the requirements for the Type 3 survey.

The survey was undertaken over a six week period by experienced surveyors who had to use specialist equipment to gain access to service ducts and areas that proved difficult to inspect whilst being mindful of not causing undue damage to certain buildings that were Grade I & II listed.

The survey confirmed Planners fears that there were vast amounts of asbestos present on the site. Certain areas including old plant rooms and floor ducts were found to be heavily contaminated with asbestos insulation. Certain wards on the Hospital where asbestos insulating board ceiling tiles were present posed serious asbestos removal risks due to the unsafe structure of the building itself.

Upon completion of the site survey, Environmental Essentials presented the Type 3 asbestos report to the Board of Directors from The Pritchard Group of Companies including a strategy to plan and project manage the safe removal of the asbestos from the Hospital.

Client comment:

'By having Environmental Essentials working in partnership with the Design Team it has proved to be invaluable as their “wealth” of asbestos knowledge, skill and professionalism has allowed key decisions to be made in setting and achieving early deadlines with the redevelopment project and we look forward to continuing the excellent relationship we have with them'

Jonathon Pritchard – Director & Construction Project Manager

Tender Specification & Design for Asbestos Removal

Following the survey, Environmental Essentials spent a further five days on site to design a specification for the safe removal of the asbestos from site.

Environmental Essentials wrote and produced detailed plans in order to obtain the most competitive quotations from the five tendering asbestos removal companies.

Site visits were undertaken with the tendering companies to allow for accurate costs to be submitted.

Upon the return of tenders EE and the client evaluated the information and produced a report to be reviewed by the Quantity Surveyor and Design Team.

The Pritchard Group of Companies are currently entering into a contract with the successful asbestos removal contractor to undertake the work which will be Project Managed by Environmental Essentials.

