



London Borough of Hammersmith & Fulham

Cabinet

10 OCTOBER 2011

**CABINET
MEMBER FOR
HOUSING**

*Councillor Andrew
Johnson*

**AWARD TO THE LOWEST TENDERER FOR THE
REMOVAL OF ASBESTOS: AT RIVERSIDE
GARDENS BLOCKS A-Q (1-171) AND S-T (180-199)**

**Ward:
Hammersmith
Broadway**

Seeking approval to appoint Ayerst environmental Ltd to carry out the removal of asbestos debris and contaminants in the loft spaces of Riverside Gardens, with the omission of block 172-179 which was previously damaged by a gas explosion and is now fully refurbished. This tender recommended for award complies with Health & Safety Executive standards for asbestos removal.

The works are necessary to eliminate the risks to residents associated with asbestos-containing materials and to provide a safe working environment for future trade operatives within the roof compartments.

**HAS THE
REPORT
CONTENT BEEN
RISK
ASSESSED?
YES**

Cabinet on 18 April 2011 approved expenditure on this scheme within the 2011/12 Housing Capital Programme.

**HAS A EIA BEEN
COMPLETED?
YES**

A separate report on the exempt Cabinet agenda provides information on tender prices received and other aspects of the scheme

CONTRIBUTORS

ENV(BPM)
HRD
DFCS
FCSLs
ADLDS

Recommendation:

That approval be given to place an order in the sum of £292,796 to Ayerst Environmental Ltd for the removal of asbestos to the roof compartments of selected blocks situated at Riverside Gardens.

1. BACKGROUND

- 1.1 The proposed works form part of the 2010/15 Housing Capital programme for which the Cabinet Member for Housing has responsibility.
- 1.2 Riverside Gardens is an inter-war estate of predominantly four-storey walk-up blocks arranged around four central courtyards.
- 1.3 In 2010 a scheme was proposed to overhaul and upgrade the cold water storage tanks in the loft spaces of Riverside Gardens. During the planning stage it became apparent that the water tank lids contained asbestos materials that were in varying stages of disrepair. A full investigation was undertaken in all of the loft spaces which identified a number of concerns.
- 1.4 The water tank lids have an asbestos cement layer which has over time, significantly deteriorated in condition causing widespread contamination of the loft space areas. In addition, there is significant Asbestos Insulation Board (AIB) contamination which appears to have originated from the installation of the roof soffit boards. There is further asbestos cement contamination originating from damaged and broken redundant flues that are present in various areas in the loft spaces.
- 1.5 The spread of asbestos contamination is extensive and includes the contamination of non-asbestos 'friable' insulation materials such as man-made-mineral fibre (glass fibre) and foam insulations.
- 1.6 Further, there is very little or no compartmentalisation in the loft spaces across the estate blocks, which means that not only is there very little fire protection between blocks but also the spread of contamination from asbestos-containing materials has occurred across blocks.
- 1.7 The surveys concluded that it would not be possible to safely carry out upgrade works to the cold water storage or to rectify the lack of fire protection without first fully decontaminating the loft spaces of the asbestos materials and debris, including the removal of all friable materials.

2. BRIEF DETAILS OF WORKS

- 2.1. The proposed works comprise the removal of asbestos cement tank lids which will subsequently be sealed with 1000 gauge polythene and gaffer tape. This will stop any dust and debris falling into the tank. After each loft has been cleaned and passed a certificate of reoccupation will be issued. Thereafter, the loft will be sealed at the point it enters the next adjoining loft. The loft will be sealed with Corex, 100 gauge polythene. This will in turn become one end of the enclosure being worked on next. This will continue until the works are complete.
- 2.2. The proposed works will be carried out in a total of loft spaces across the estate as listed below. The two blocks on the estate not included are Block R

(Flats 172-179) because the works were carried out as part of the recently completed gas explosion reinstatement project and Block U (220-221) because it has no loftspace.

Block	Flat Nos.	Block	Flat Nos.
A	1-11	L	116-123
B	12-23	M	124-131
C	24-34	N	132-143
D	35-43	O	144-151
E	44-55	P	152-163
F	56-63	Q	164-171
G	64-75	S	180-191
H	76-83	T	192-199
I	84-87		
J	88-99		
K	100-107		
K1	108-115		

- 2.3 The loft spaces are arranged in such a way that there is little or no segregation between blocks, as such work phases will not be limited to individual blocks but will incorporate several blocks at any one time.
- 2.4 It is recommended that all loft spaces be decontaminated, including the removal of the water tank lids and all contaminated insulation to the voids. The contractor will need to determine the level of control required, but certainly works including Asbestos Insulation Board removal will be under fully controlled conditions and all other areas of work will be segregated and controlled. The works will be subject to fully controlled conditions in accordance with the Control of Asbestos Regulations 2006 and as such will incorporate controlled access to areas, negative pressure within enclosures for suitable air change and associated plant and equipment.
- 2.5 Access to the majority of locations will be by scaffold which will be safe, secured and alarmed. However, some access will be made via landing loft hatches. These works will be limited to short duration, low intensity works that will not exceed a single working shift (day) and as such will not unduly inconvenience any residents. All affected residents will be informed in advance of the dates of these phases of the works.
- 2.6 Essential to the works will be a compound area situated at a specified location on the site incorporating a Hygiene Unit (with shower for personal decontamination), sealed skip unit in accordance with Environment Agency requirements, works van, mobile laboratory and secured plant.

3. TENDER DETAILS AND BASIS FOR APPOINTMENT FOR SPECIALIST CONTRACTOR

- 3.1 Ayerst is the term contractor for Hammersmith & Fulham Council which manages the borough's Asbestos register. The specialist Governing Body used by Ayerst to select bidders to be invited to tender for asbestos removal, and to then undertake the evaluation of returned tenders, is Exor. The contract proposed will be between Hammersmith and Fulham Council and Ayerst Environmental Ltd.
- 3.2 Exor selected the top-five ranked organisations on the HSE's ALU (Health & Safety Executive's Asbestos License Unit) - a select list of pre-qualified approved contractors licensed to work with asbestos by the HSE. The five companies were:
- DeConstruct
 - T&S Environmental
 - Erith
 - Forest Environmental
 - Aspect.
- 3.3 All five of the above specialist sub-contractors were invited to provide their best value quotation for the works based on an identical tender brief. All contractors were afforded an accompanied visit to the site to allow correct assessment of the required works.
- 3.4 The tender evaluation undertaken by Exor showed all five organisations to have met the requirements of the brief, with DeConstruct submitting the lowest-priced and therefore best value bid. Details of the prices submitted are contained in the separate report on the exempt Cabinet agenda.

4. COMMENTS OF THE DIRECTOR OF HOUSING AND REGENERATION AND DETAILS OF FUNDING PROVISIONS

- 4.1 The Director of Housing and Regeneration supports the recommendation of this report. The works are essential to protect the health, safety and well-being of residents and maintenance operatives and also as a precursor to further projects replacing communal water tanks and introducing fire compartmentalisation.
- 4.2 Consultation meetings provide an opportunity for officers to explain the works, as well as the proposed location of the contractor's welfare and storage facilities and for residents to ask questions about the project. All residents will be invited to an evening surgery where they will have the opportunity to ask representatives of Ayerst Environmental questions regarding the works.
- 4.3 The 2010/2015 Housing Capital Programme contains a total budget of £256,000 for this scheme. The recommended sum for approval therefore results in a potential shortfall of £36,796. The reason for the shortfall is because of a change in scope of works to include external scaffolding to the

blocks, the alternative being access via resident's flats and necessitating temporary decants. However, the proposed sum can be contained within the overall resources available due to the carry-forward of part of the underspend of £96,254 from the 2010/11 major asbestos works budget. The necessary amendments to the housing capital programme will be incorporated in future monitoring reports.

4.4 The anticipated cash flow of the project is as follows:

	2011/12
	£
Works:	226,552
Fees for testing and monitoring	43,589
Fees:	22,655
Total:	292,796

4.5. Expenditure will be charged to Cost Centre COM001 and project code CHRA00322.

5. PROGRAMME OF WORK

5.1 The anticipated programme of work is as follows:

	Date:	Year:
Approval (Cabinet) :	10 th October	2011
Issue Letter of Acceptance:	18 th October	2011
Proposed Start on Site:	1st November	2011
Anticipated Completion:	1st March	2012

6. SECTION 20 OF THE LANDLORD AND TENANT ACT 1985 (AS AMENDED BY SECTION 151 OF THE COMMONHOLD AND LEASEHOLD REFORM ACT 2002

6.1 The following properties have already been sold under right to buy legislation:

No's: 2,6,8,10,18,20,23,36,37,42,45,47,48,52,61,67,69,75,80,81,85,86,87, 91,92,93,96,97,102,104,106,110,112,119,126,140,147,148,149,150,151, 159,161,167,170,175,176,179,184,187,190,195,198,199

6.2 No properties have right to buy applications pending on them:

6.3 There has been agreement between officers within Development and the Head of Leasehold Services not to issue Section 20 leaseholder invoices for these works. Therefore, the leaseholder contributions are capped to £100 per leaseholder.

7. EQUALITY IMPLICATIONS

7.1 An Equalities Impact Assessment has been completed and is available on request.

8. COMMENTS OF THE DIRECTOR OF FINANCE AND CORPORATE SERVICES

8.1 The total estimated cost of the proposed scheme (£292,796 including fees) is to be funded from the Housing Capital programme as detailed in paragraph 4.3 above. The proposed sum can be contained within the overall resources available due to the carry-forward of part of the underspend of £96,254 from the 2010/11 major asbestos works budget. The necessary amendments to the housing capital programme will be incorporated in future monitoring reports.

9. COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)

9.1 These are in the separate report on the exempt Cabinet agenda.

10. COMMENTS OF THE ASSISTANT DIRECTOR (PROCUREMENT AND IT STRATEGY)

10.1. The Assistant Director for Procurement and IT Strategy supports the report's recommendation. A transparent competition has been run. The tender recommended for approval meets Health and Safety Executive standards for specialist asbestos removal and is the lowest priced.

LOCAL GOVERNMENT ACT 2000
LIST OF BACKGROUND PAPERS

No.	Description of Background Papers	Name/Ext of holder of file/copy	Department/ Location
1.	EIA (Equality Impact Assessment)	Richard Hexter, Telephone: 0208 753 4788	Housing & Regeneration 3 rd floor, Town Hall Extension
CONTACT OFFICER: Client Project Manager		NAME: Richard Hexter EXT. 4788	