

Case Study

High level gutter cleaning

Client Unity Living, on behalf of Westminster City Council
Sector Social housing
Location Marylebone, Central London



Background

SafeGroup was commissioned to carry out high level gutter cleaning on 20 seven-storey housing blocks by United Living, which manages the homes in Lisson Grove on behalf of Westminster City Council.

Special attention needed to be given to ensuring tenants were not unduly inconvenienced during the planned maintenance project, which was scheduled to be completed in six weeks.

SafeGroup comment

“ We’re delighted that Unity Living was pleased with how the project went. It was very much a partnership effort from start to finish.

“SafeGroup was determined to achieve the cleaning outcome needed to maintain the fabric of the buildings to the high standard United Living expects on behalf of tenants. ”

Stephen Savill | Project Manager, SafeGroup

The Challenge

The blocks forms a compact housing estate where space is constrained and parking places for local residents is limited. This presented the SafeGroup team with a specific challenge to carry out work while having the minimum possible impact on the lives of tenants.

Also, the project presented the challenge of working at height, which requires exemplar safety standards while using a system of work that allows the gutters to be cleaned productively.



The Solution

SafeGroup chose to use a truck-mounted aerial platform to reach the gutters and carry out the cleaning. The platform provided 32m of working height, enough to reach all roof eaves on the estate. The truck mounted platform was the most flexible way to work at height efficiently and effectively. The vehicle could be moved easily between locations.



Outcomes

- The gutter cleaning project was completed on time and on budget
- Safety was exemplary, with no reported incidents
- Unity Living received no complaints from residents about the work, reflecting the sensitive way it was carried out
- All work was carried out to a high standard, as record with photographic evidence provided to Unity Living
- Unity Living's client, Westminster City Council, was also pleased with the quality of work and how it was carried out



Vital planning

With careful planning, given its excellent working height and reach, it could be positioned in a way that caused least convenience to tenants and visitors.

In fact, meticulous planning was vital to the gutter cleaning project's success. SafeGroup appointed a project manager to work with the Unity Living site manager to map out each stage of the cleaning process.

This allowed traffic control measures to be kept to a minimum. Where traffic control was needed, detailed proposals were shared with Unity Living and then communicated with residents.

Quality audits

SafeGroup deployed a four person team to work on site. The platform operator and a SafeGroup cleaning operative working at height, removing silt and debris from the gutters by hand. Another SafeGroup operative was stationed on the ground.

The operation was overseen by a permanent site supervisor. He accompanied the Unity Living site manager on three daily quality and safety audits to ensure work was being carried out in accordance with the risk assessment and method statement (RAMS) drawn up by SafeGroup and approved by United Living.

Rail oversight

Six of the blocks were located 15m from a railway line. Work on these properties required approval by Network Rail and attendance on site by a rail safety supervisor.

SafeGroup's health, safety, quality and environment manager, Adam Wilkinson, visited the site and worked closely with the operational team to draw up the RAMS for the work.

Having the in-house expertise to develop safe and sustainable work plans for large specialist cleaning projects is valued by SafeGroup clients.



SafeGroup

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