



7 Weeks

Duration

£109,000

Value

PROJECT OVERVIEW

INNOX was appointed by MJS Projects to undertake a comprehensive programme of licensed and non-notifiable asbestos removal within Norwich Building at City College Norwich. This formed a critical part of the college's wider refurbishment works aimed at modernising and upgrading several teaching spaces. Pre-construction surveys identified a significant presence of asbestos-containing materials that required controlled removal before refurbishment could begin.

Some materials were found to be in poor condition, increasing the risk of fibre release and necessitating the use of fully licensed enclosures, negative pressure environments, and strict access controls. The project was further complicated by its location within a live educational environment. INNOX had to be fluid with the programme to ensure that the works adhered to the main contractors programme for handover of areas to facilitate the refurbishment project and not delay any works.

Through close coordination with the client and college facilities team, INNOX delivered a programme that maintained site safety, protected building users, and ensured full compliance with CAR 2012 while supporting the college's refurbishment timeline.





SCOPE OF WORKS

The licensed and non-notifiable removal scope included:

- Removal of AIB ceiling panels, suspended ceiling grids and all associated fixings under fully licensed conditions.
- Removal of thermoplastic tiles and bitumen adhesive, followed by environmental cleaning and PVA encapsulation.
- Construction of multiple fully controlled licensed enclosures across multiple floors, complete with Airlocks/Baglocks, 1000-gauge polythene, CCTV and viewing panels.
- Deployment of Mi towers inside the enclosures to access ceiling areas, with full compliance to tower safety protocols.
- Installation of Negative Pressure Units venting externally through classroom windows, supported by air inlet pods and 5000 pre-filters to maintain >10 air changes per hour.
- Full Decontamination Unit (DCU) setup within the contractor compound, along with a locked hazardous waste skip and secure vehicle parking.
- Controlled waste and transit routes using double-bagged waste and sealed wheelie bins via designated stair landings.
- Continuous shadow vacuuming, surfactant spraying, and multi-stage fine cleaning before sign-off.
- Successful pass 1st time of all 4-Stage Clearances, DCU clearances and van clearances.





KEY CHALLENGES

- Live College Environment: Strict segregation and barrier systems were required to protect students and staff.
- Exam Period: Strict restrictions on noise due to ongoing exams.
- Confined Classroom Layouts: Tight ceiling voids and limited workspace required careful enclosure design.
- Airflow Demands: The size of the enclosures required high-capacity NPUs and enhanced airflow management.
- Controlled Waste Movement: Waste had to be moved through internal staircases without disrupting college operations.
- Programme Alignment: All works had to align with the refurbishment schedule and minimise impact on college activities.

HOW INNOX OVERCAME THESE

- Strategically Installed controlled crawl-boards to internal waste/transit routes under supervisor direction.
- Applied surfactant spray (1:10) and used continuous shadow vacuuming.
- Built oversized Airlocks/Baglocks and a tunnelled route for Enclosure 3.
- Used CCTV monitoring, airflow testing and full Control Point sign-offs.
- Enforced strict waste-handling procedures using sealed wheelie bins and supervised transport.
- Ensured all INNOX staff working on the project were confined space trained with compliant rescue and air/gas monitoring equipment present onsite.
- Specialist scaffolding designed and erected to provide compliant access throughout works.





PROJECT OUTCOME

- Installed clear access control systems, barriers, and signage to ensure public protection.
- Coordinated daily access and waste transit windows with the college to avoid peak movement times.
- Designed enclosures with enhanced airflow stability, using air inlet pods and multiple pre-filters for maximum control.
- Utilised CCTV coverage and viewing panels for supervisor monitoring and quality assurance.
- Ensured operatives followed strict PPE and powered RPE protocols, especially during AIB removal.
- Applied INNOX's rigorous fine cleaning and visual inspection procedures before inviting analysts to site.
- Maintained constant communication with the client, analyst, and college site team to keep the programme on track.





City College Norwich Enclosure Floor C

- CCTV x8
- NPU (4000cmh) x3
- Waste route 45m
- Exhaust ducting 0m
- Type H vacuum
- Transit route 45m
- AIB
- Wheellie Bin x2
- Airlock and Baglock 1x1x2m
- Air inlet pod 1x1x2m x2
- X4 VP = min 600x300mm visible area
- Enclosure 3.2m H with 0.3 void

