





## **About Us**

Clifford Devlin has been providing a comprehensive range of asbestos management services for over 30 years to help clients comply with their legal obligations. The company has been licenced continuously by the Health & Safety Executive since 1987. Our current 3-year licence expires in June 2024.

Clifford Devlin work for clients in all property sectors from landlords to developers, public sector organisations, principal contractors and members of professional teams to facilitate development and refurbishment.

Our highly trained operational staff work in supervised field teams throughout London and the Home Counties with services coordinated from our Head Office in Essex.

Our asbestos works are carried out to the very highest industry standards and is independently audited and regulated as part of our membership by the sector's trade body the Asbestos Removal Contractors Associations (ARCA).

The company operates an integrated health, safety, quality and environmental management system which is certificated against International Standards ISO 9001, ISO 14001 and ISO 45001. This provides us with the discipline and framework to ensure our work is delivered safety, to a consistently high standard and in a sustainable manner.

Clifford Devlin manage complex enabling works involving asbestos very professionally. Their experience of working in listed/heritage buildings combined with a flexible approach allows us to meet our programme milestones and ultimately deliver properties ready for the refurbishment phase.

Pat Gillam, Project Director, ISG Plc





## Remediation

All of our work is carried out in full compliance with the Control of Asbestos Regulations 2012 and the latest industry standards.

Our multi-disciplined operational teams apply state-of-the-art techniques and technologies to contain, remove and dispose of asbestos containing materials (ACMs).

Our methodology is fully documented into Plans of Work and submitted to the HSE and the client in advance for approval.

We employ fully controlled and semi-controlled techniques where appropriate to safely remove ACMs.

Licenced work is carried out in airtight enclosures which are fitted with a 3-stage airlock system and are smoke-tested to establish their integrity prior to commencement.

We are very impressed with the professionalism, efficiency and responsiveness of Clifford Devlin's Asbestos Management Service. Their experience of working in occupied premises and ability to overcome occupants' concerns and issues enables us to streamline our planned maintenance programmes.

Mark Carrington, Senior Asbestos Surveyor, London Borough of Haringey





# Disposal

Asbestos material that has been removed is sealed in clearly labelled, heavy-duty polythene sacks before being transported to a licensed disposal site.

We operate our own fleet of purpose-built vehicles for transporting ACMs which have been customised with air-tight 2 compartments to prevent fibres from being released during transit.

Clifford Devlin operates its own asbestos waste transfer station in Essex which is licensed by the

Environment Agency for managing the disposal of asbestos containing material.

The facility is capable of processing up to 32 cubic metres of asbestos waste on a daily basis and can be used to bulk asbestos waste from London-based projects rather than transporting them directly to landfill, thereby reducing transport costs and enhancing the carbon-footprint of our works.

All of our disposal procedures are carried out in compliance with the Hazardous Waste Regulations 2005.





# Health & Safety

We operate an occupational health & safety management system which is certificated against ISO 45001. This provides the structure and discipline to manage asbestos and other risks we encounter on-site. The systematic approach has helped us to maintain industry-leading health & safety performance statistics.

Risk assessments are carried out for all works we carry out and our HSQE team performs regular site audits which are documented and fed-back into the system to ensure continuous improvement in the health & safety performance of our asbestos work.

All our site-based staff attend regular refresher training which is organised and evaluated by ARCA.

In recognition of an average 94.3% pass rate Clifford Devlin was awarded a twelfth consecutive gold medal for training by ARCA in October 2020. The excellent safety record of our Asbestos Division has also contributed to Clifford Devlin receiving a thirteenth gold award (the highest achievable) and a commendation from the Royal Society for the Prevention of Accidents (RoSPA).

We apply a number of leading-edge techniques to enhance the safety of our asbestos work. Our fleet of purpose-built vehicles are customised with air-tight compartments to prevent fibre-release during transit. We also routinely use CCTV to safely supervise the removal process inside enclosures.







Clifford Devlin rise to the occasion by devising techniques to overcome multiple obstacles such as confined space, transport limitations, neighbouring properties and the public interface to deliver impressive enabling works packages.

Matt Heshmati, Construction Manager, Wates

# **Quality Assurance**

We have developed robust systems to ensure we deliver our work to a consistently high standard and in full compliance with Regulations and which matches or exceeds the current industry benchmark.

All of our asbestos work is carried out and regulated by our quality management system which has been certificated against International Standard ISO 9001 or its equivalents since 1997.

The company has been a corporate member of the industry trade body the Asbestos Removal Contractors Association (ARCA) for over 30 years.

Clifford Devlin was one of the early adopters of ARCA's Site Audit Accreditation Scheme (SAAS) and our membership is predicated upon independent audits of our work.

In October 2020 we received a third consecutive Gold Award for SAAS after achieving Grade B or above on two unannounced site audits carried out by ARCA inspectors each year for the previous 3 years. Clifford Devlin joins just 11 other contractors which have won a Gold Award for the audit scheme and training from ARCA's 190 members.

External audits by Achilles maintain our accreditations against the Building Confidence Scheme while RISQS and UDVB Verify accreditation enables us to remediate asbestos for infrastructure and utilities sectors.

In-work supervision is undertaken using our in-house 'Permit to Work' system. This checklist-based method requires operatives to record all key information in sequence and various hold-points which must be initialled by a Supervisor before the next phase can commence.

We are very impressed with the way Clifford Devlin manage challenging asbestos projects in healthcare environments. Their collaborative and innovative approach allows us to jointly devise methods for working around issues and obstacles that keep the project on-programme.

Mark Thurston, Senior Associate, Castons









# Management Team



### **Tim Clifford** (Managing Director)

**Background:** Tim Clifford has been with Clifford Devlin since leaving college in 1978. He worked as the company Transport Manager for a number of years. In 1986 he became a Director of the company, succeeding to Managing Director in 1995.

Tim has excellent links with the asbestos industry and currently sits on the ARCA Governing Council and its Training Committee

**Responsibilities:** Tim has specific involvement in the pricing of work and the development of tender submissions He is in daily contact with other Directors and senior managers, maintaining a constantly updated knowledge of current work performance.

In his role as MD, he is responsible for the establishment and maintenance of corporate policy and procedures for demolition, asbestos removal, building and the company's health & safety management system.



#### Ian O'Connor (Head of Health, Safety, Quality & Environment - Director)

**Background:** Ian O'Connor has been involved in health & safety in the construction sector for over ten years. He joined Clifford Devlin in 2015 after spending the previous eight years in various health & safety roles in the industry.

Ian is a Chartered Member of IOSH and sits on the British Safety Council's Construction Sector Interest and Building & Services Groups. **Responsibilities:** Ian oversees all of the activities of Clifford Devlin's Health & Safety Department and is ultimately responsible for supervising all duties including: risk assessment, auditing, accident investigation, safety reviews, training, subcontractor assessment and for managing the company's CDM responsibilities.

He is also responsible for implementing our health and safety management systems and maintaining accreditation against International Standard OHSAS 18001.



### Liam Hennessy (Head of Operations - Director)

**Background:** Liam joined Clifford Devlin to oversee the company's operations in 2019 from Mick George Ltd where he had spent three years as its Demolition Director.

Previously he performed a variety of roles during eleven years at McGee, working his way up from Demolition Operative through health and safety and asbestos management to eventually managing high-value, complex demolition projects.

**Responsibilities:** As well as overseeing operational performance and strategy, Liam works closely with the company's Commercial Department to identify and develop new business opportunities for our Asbestos and Demolition Divisions.

His hands-on knowledge of a range of construction disciplines enables him to bring a holistic approach to the management of operational issues. Able to communicate seamlessly at all levels he is a key part of our communications both externally with clients and stakeholders and internally with project teams and helping staff reach their full potential.



## Mark Collins (Senior Contracts Manager)

**Background:** Mark Collins has over 30 years practical experience in the asbestos management industry having worked his way up from a removal operative to his current role.

Now into his second spell at Clifford Devlin, Mark first joined the company in 1994 as an asbestos removal operative from the London Borough of Newham. He quickly worked his way through the ranks from Supervisor and Contracts Manager to his latest role in 2006.

**Responsibilities:** Mark oversees the supervision of all work conducted by our Asbestos Removal Division. His intimate knowledge of this specialist discipline enables him to contribute to the risk assessment process and preparation of Plans of Work.

He is a very visible and hands on presence on site, visiting frequently to inspect and evaluate the asbestos works, audit on site projects, liaise with other stakeholders and attend contract review meetings if required.



### **Courtney Howe** (Contracts Manager)

**Background:** Courtney joined Clifford Devlin in June 2021 from Shield Services Group. She boasts over 10 years' experience in the asbestos sector having worked her way up the ranks in her previous company before deciding to gain experience on site, thereby increasing her experience and knowledge in the asbestos industry.

She worked for over 2 years on sites including MOD, NHS, railways and airports across England and Wales. Courtney has a background in Health and Safety auditing and holds NEBOSH in Construction Health & Safety.

**Responsibilities:** As a Contracts Manager Courtney is responsible for the day - to -day management of asbestos removal projects.

This includes the preparation of quotations, carrying out risk assessments, preparing Plan of Work, resourcing projects and monitoring the performance of the works on site. Courtney manages a number of Measured Term Contracts for Clifford Devlin Limited, while being the principle point of contact for the clients and other key stakeholders.



#### **Derek Aslett** (Head of Commercial - Director)

**Background:** Derek Aslett has a background in finance and boasts almost 30 years experience in the construction sector having acted as Finance Director at both Galliford Try Partnerships and Chorus Group before joining Clifford Devlin in 2015.

He was instrumental in the taking of Chorus Group from start-up to a £140 million turnover business, led an MBO of Chorus out of the Withey Group in 2000 and managed its sale to the Byrne Group four years later. **Responsibilities:** Derek is responsible for supervising the commercial processes and procedures of the company which include assessing and interpreting commercial risks, budgeting and forecasting and the management of Clifford Devlin's supply chain.

# Clients

Clifford Devlin works directly for property owners, developers and funds as well as local authorities, principal contractors and members of professional teams including:



## **BRITISH HOME STORES**

#### **LONDON SE13**

Clifford Devlin won a competitive tender to strip-out a vacant retail outlet in South East London back to shell.

The works involved removal, under fully controlled conditions, of asbestos insulating board (AIB) ceiling tiles from a kitchen and storeroom at the vacant former British Home Stores (BHS) retail unit at Lewisham Shopping Centre. The enabling works for Landsec included extensive asbestos removal at the site which started in mid-March, with the refurbishment of the retail unit expected to be completed in early August.

The works were observed by the Fibres and Minerals Team of the HSE's Health & Safety Laboratory (HSL) as part of a research project to assess the effectiveness of control measures used for licensed asbestos remediation.

Two scientists monitored the entire process from set-up of the enclosures to the removal process, environmental clean-up and four stage clearance. They performed air and swab testing throughout to analyse the efficacy of the removal process from a health and safety perspective.

This project aims to assess whether current practices within the industry are sufficient to reduce the risk of exposure to asbestos to as low as reasonably practicable. The information we gathered from this and nine other sites will be used to update HSE guidance for the asbestos industry.

Discipline: Soft Strip/ Asbestos

Removal

Duration: 20 weeks

Value: £650k

Principal Contractor: Oakmont

Construction

Client: Landsec

As a member of the HSE's Asbestos Liaison Group (ALG), we were keen to volunteer asbestos works managed by Landsec for observation by the HSL. Clifford Devlin's diligence and efficiency contributed to a successful inspection.

David Tucker, HSS Business Partner, Landsec







# THE ADELPHI BUILDING

#### **LONDON WC2**

Clifford Devlin were appointed to carry out the initial phase of strip-out by project-managers, M3, following a competitive tender, to prepare the building for a full re-fit, and were subsequently awarded asbestos remediation works and further phases of work.

Known colloquially as the "Little Adelphi", the 13storey commercial premises is situated on London's Embankment just a few hundred yards from its better known namesake, the Adelphi Theatre, in Covent Garden.

The original scope of works included removal of fixtures, fittings and non-structural elements. Clifford Devlin's Asbestos Management team spent the first 3 months removing asbestos insulation from 26 columns on each of 6 floors which had been identified by an R&D survey.

However, considerable quantities of unexpected ACMs were encountered within the fabric of the building once the strip-out commenced. This included pipe lagging buried within the screed, redundant pipework in window recesses and

asbestos pipework and debris exposed as the column cladding was removed.

The strip-out works were carefully scheduled around the asbestos removal to enable tight programme deadlines to be achieved. The work was carried out in two stages to enable areas of the building to remain occupied.

Phase I of the work (basement, mezzanine and floors one to six) was completed in 9 months and Phase II (floors 7 to 11) in six months. As well as strip-out the works have included structural alterations, exposure of cladding, removal of bonded screed and fireproofing. The re-fit and refurbishment phase is being carried out by ISG plc.

Discipline: Asbestos Removal/

Strip-out

**Duration:** 18 months

Value: £6.7m

Client: Blackstone Developments

Principal Contractor: ISG Plc

Clifford Devlin have managed this complex enabling works very professionally. Their experience of working in listed/heritage buildings combined with a flexible approach allowed us to meet our programme milestones and ultimately deliver this challenging property ready for the refurbishment phase.

Pat Gillam, Project Director, ISG Plc









# **CLARKS VILLAGE**

### STREET, SOMERSET

Landsec framework contractor Clifford Devlin won a mini-tender to carry out a challenging asbestos removal project to decontaminate ACM residues identified in an undercroft at Clarks Village outlet centre in Somerset. The works were scheduled to enable some routine maintenance to take place safely.

The decontamination involved removal of insulation and residues from older pipework installations located throughout service ducts and tunnels in the unit's basement and the electrical plant room. Following disconnection of live services, the areas were sheeted over to create smoke-tested airtight enclosures complete with negative pressure units.

Under fully controlled conditions, redundant pipework was cut, wrapped and removed in-situ while debris and other items including MMMF insulation, rubbish and abandoned fixtures or fittings were removed by hand, double-bagged, stored in lockable skips on-site and ultimately disposed as

contaminated wastes. The area was then environmentally cleaned with anti-static tac-rags and H-type vacuums.

Insulation debris identified on walls in the electrical plant room was also removed under fully controlled conditions. The works in both the basement and plant room were remotely monitored using CCTV.

Clifford Devlin has been a framework asbestos contractor for Landsec for over 10years.

Clarks Village, which was acquired by Landsec in 2017, opened in 1993 and is home to more than 90 stores on the site of old C&J Clark factory buildings

Discipline: Asbestos Removal

**Duration: 6** weeks

Value: £85k
Client: Landsec

Clifford Devlin delivered this challenging project safely and successfully. Extensive planning was undertaken to sequence the works carefully to account for time constraints and the fact that the retail park remained occupied throughout.

David Tucker, HSS Business Partner, Landsec









## ST BARTHOLOMEW'S HOSPITAL

#### **LONDON EC1**

Clifford Devlin were appointed by the Trust to remove asbestos containing materials (ACMs) identified in surveys of the Out Patients Building and Residential Staff Quarters.

The works were required to enable the demolition of these buildings as part of Phase 3 of the 10-year, £1bn PFI scheme which involves a combination of retention, refurbishment and new-build at both Bart's and the Royal London Hospitals in Central London.

London contractor, Clifford Devlin won a competitive tender to deliver the removal package for both buildings.

A series of pre-start meetings were arranged during the 4-week lead-in period with various members of the project team to plan this particularly complex project.

The buildings remained semi-occupied for most of the 9-month programme and so required very careful planning to sequence the works to work-around occupants and live services.

Almost all of the asbestos containing material found in both buildings were notifiable so the HSE needed

to be informed 14-days before the works commenced.

Clifford Devlin prepared and submitted 45 separate notifications and plans of work for each package as the project progressed.

Both buildings were decontaminated concurrently.

In the Out Patients Building works progressed on a floor-by-floor basis starting in the basement where extensive pipe insulation and debris in floor voids was located. ACMs were removed using fully-controlled conditions i.e. removal carried out inside airtight enclosures fitted with negative pressure units to prevent the emissions of fibres.

Discipline: Asbestos removal

**Duration:** 8 months

Value: £895k

Principal contractor: Skanska
Client: Barts Health NHS Trust

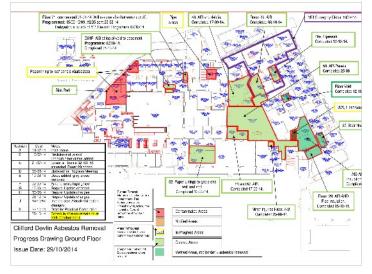
Clifford Devlin's experience and understanding of the unique challenges involved in working in healthcare environments whilst pro-actively listening and responding to these constraints allows them to plan and deliver even complex projects without unduly disrupting our day-to-day operations.

Martin Lee, Associate Director of Construction, Barts Health NHS Trus









## ST ALBANS TOWN HALL

ST ALBANS, HERTS

Clifford Devlin won a competitive tender to decontaminate a ceiling void at the Town Hall to facilitate a renovation of the basement vault by Principal Contractor, Wilmott Dixon.

The work involved removing asbestos insulation board cladding to steel beams under fully controlled conditions.

In order to access the structural steelwork we needed to remove the false-ceiling. Working from scaffolds towers our site team carefully dismantled 165 sq metres of the GRP-glazed panels to expose the ACMs.

Operatives removed the AIB cladding by hand within enclosures that were constructed and installed to the fabric of the building using polythene sheeting affixed across the width of the basement vault with a 3 stage airlock system attached.

Following the removal of panels and ducting, the area was environmentally cleaned using the H-type vacuum and Tak rags.

The building remained vacant throughout the 5-week project.

Discipline: Asbestos Removal

Duration: 5 weeks

Value: £40k

Client: St Albans City & District

Council

We are very happy with the work that Clifford Devlin's asbestos team have provided us. Brought in at short notice, their work was carried out professionally, within budget and successfully delivered against a very tight timescale.

Paul Gallagher, Buildings and Facilities Surveyor, St Albans City & District Council





































