



HM Government

## Dickens Yard





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In October 2009, developer St George acquired the land now known as Dickens Yard on a 250-year lease. Local and regional government agreed to 698 flats to be built; rising in seven tower blocks to 15 storeys, with 20 small/medium sized shops at ground level.

PTSG (its Building Access Specialist division in the south, formerly known as Acescott, which was acquired by the Group in 2014) worked for the developer St. George during the design and construction of this development. Its engineers delivered a wide range of specialist high-level services to assist with the design and the construction. They included the design and installation of roof safety systems (mansafe/horizontal lines, abseil eyebolt anchors), façade installation assistance, snagging during construction and after the scaffolding was struck down, and cleaning of the building façade and windows prior to handover.

When St. George handed the management of the building, block by block as completed, over to Lee Baron, PTSG was recommended for the aforementioned specialist services. The two organisations entered into a contract based on the frequency that the work was required by legislation and by request. This has been renewed every year for the last 10 years, with the newest block in the development being completed in 2018 and awarded as an add-on to the contract in 2019.

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Founded in 1977, Lee Baron is a specialist property management firm of 150 dedicated professionals headquartered in London and operating nationwide. Its Surveyors, Finance and Facilities Management teams work side by side in real time collaboration to deliver a tailored, personal service.

The working relationship with Lee Baron is one of the longest and most successful in PTSG's history. Considering PTSG's large customer base (now numbering in the region of 20,000) and its many collaborations with leading brands and first tier contractors, this is quite an feat.

Lee Baron continues to be absolutely satisfied with PTSG provision of these services at the Dickens Yard development to date, with the Group's engineers building up invaluable local knowledge of each building.

## The specialist services delivered at Dickens Yard

Testing: Mansafe Systems are horizontal safety lines designed to keep people safe whilst working at a height. The testing / inspection performed by PTSG at Dickens Yard incorporates the physical examination of fixings and general condition, checks for misuse or wear, swage testing and re-tensioning of the lines where required, which are carried out by our trained engineers on a 12-monthly basis in line with EN795 the current legislation.

Abseil anchors are in this instance the eyebolt anchors which are designed and then installed for rope access use. As these are used for abseiling, they fall under lifting regulation LOLER 1998. The requirement is for a thorough examination to be carried out at least every six months – this is the testing frequency provided by PTSG at Dickens Yard.

The testing involves a physical examination of the condition of the anchors and the fixings; if it is deemed fit, this is followed by a pull test using a hydraulic testing kit to the specified force for the specified duration (factors include type of install, type of anchor, and manufacturer's recommendations).

All types of testing works are carried out to meet current legislation. This is the case for all PTSG's work sites, with Dickens Yard no exception. Façade/window cleaning services range from the regular three-monthly window cleaning to all external glazing.



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Over the years, when required, we have incorporated the resident demise glazing into our scope to add extra value for money. This was recently been omitted from the scope at Dickens Yard when the resident committee and Lee Baron were required to make some cost saving changes to services.

Façade cleaning services have ranged from vandalism and removal of graffiti, to coping and stone cleaning in areas affected by a build-up of algae or limescale.

We work closely with the client to meet their requests, as well as reporting back any observations of the general condition of any of the development during our visits and works. Site-specific risk assessments and method statements are written for each of the tasks detailed above, reviewed and then approved by Lee Baron prior to any attendance.

PTSG also performs a periodic inspection of the balcony fixings on all eight apartment blocks. As a result of vibrations from nearby rail services, fixings are prone to working loose from time to time. PTSG's inspections and maintenance works ensure they are 100% safe and fit for purpose.

This contract with Lee Baron is distinguished by the length of time it has existed, having been renewed every year for the last ten years; and how it has grown in scope, based on satisfaction with PTSG and its ability to offer a full range of at-height services.

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