



Case Study: Integrated approach at iconic London building



The project

122 Leadenhall Street, also known as the 'Cheesegrater' is an iconic addition to the London skyline. Guardian was brought on-board by Optimum to provide water treatment services and advice at construction and pre-commissioning cleaning stages, plus on-going water treatment, Legionella Risk Assessment and air hygiene services throughout the building.

Comprising of 50 floors, with a large number of secondary water systems, 122 Leadenhall Street is a huge task to maintain, exacerbated by the fact that floors are being fitted out by different tenants at different times.



The problem

- Lack of continuity from base-build to fit-out
- Handover process on system completion
- Regular delays
- Spiralling costs of closed system integration



The solution

Guardian's specialist construction division worked alongside its maintenance teams to provide integrated knowledge from the construction and fit-out stages, through to ongoing servicing, ensuring efficient water systems and occupant safety.

On some floors, Guardian worked directly with fit-out contractors for an even smoother handover from contractor to landlord. Our integrated approach means high levels of continuity; we understand how the water and air systems have been constructed, how they should be cleaned and commissioned and can therefore offer the best maintenance programme for these systems.

We also carried out training with onsite engineers so they could self-deliver some of the testing for over 125 closed systems which require Planned Preventative Maintenance (PPM) works.





The outcome

With experience working for both fit-out contractors and maintenance companies, Guardian has been able to provide a total system approach, reducing treatment costs and equipment failures.

As Guardian was able to advise on the whole process; design, pre-commissioning cleaning and then best maintenance procedures; estimated savings of £100,000 have been achieved overall. Guardian's approach is a joined-up one, using engineering, chemical, microbiological expertise and the latest innovative approaches.

Lee Bainbridge, Director at Optimum Group Services, commented: "We have worked with Guardian for a few years and always find their technical knowledge and quick turnaround something we can rely on. Across the Optimum business, Guardian has helped improve our service delivery and made significant savings for both Optimum and the landlord."

Mike Parsonage, Engineering Manager for Broadgate Estates, concluded: "Since Guardian began working on site there has been a vast improvement in the water treatment procedures. We are extremely impressed with their approach, both in terms of their expertise and the levels of professionalism displayed by all staff members."

- Cost effective, innovative solutions
- Improved, quicker handover process
- Reduced chemical usage
- Reduced flushing costs
- Reduced chemical costs
- Estimated savings of £100,000

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