

Case Study

MG Drainage - Maida Vale



City
London

Year of construction
2021

Client
MD Drainage

Products
EcoLift XL System

Background

A six-storey residential property in Maida Vale, London, faced significant challenges with its drainage system, especially after a catastrophic flooding event in July 2021. The property, split into separate apartments and amalgamating two buildings into one, relied on a single drainage system to handle the flow from both buildings. The high load on this system, combined with adverse weather, caused severe backflow issues, leading to extensive damage to the basement apartments.

The flooding, caused by a main sewer surcharge, resulted in sewage and silty water entering the basement, causing costly damage to furniture, fixtures, and fittings. In this instance, the water authorities did not accept reliability, and whilst insurance covered the majority of the repairs, the premiums were significantly increased, with the insurer mandating the implementation of adequate preventative measures before reconsidering future coverage.

Challenge

The property's existing drainage system could not handle surcharges from the main sewer during adverse weather conditions. The Property Management Company, acting on behalf of the residents and freeholder, sought a reliable and effective solution to prevent such events in the future.

The Property Management Company, on behalf of the residents and freeholder, sourced a solution; several contractors and professional organisations were contacted to provide advice. MG Drainage Ltd were involved with communications and providing recommendations for several of the approached organisations. As a result of their involvement, technical assistance and guidance was provided by IPS on the specific type of equipment needed based on the anticipated load of a similar event.

Solution

Through detailed consultation and technical evaluation, IPS Flow Systems recommended the installation of a 3 Phase Ecolift XL system, supported by a secondary fail-safe inclusion. The Ecolift XL was selected based on its proven ability to handle high loads during similar events, providing robust protection against backflow.

Key aspects of the solution included:

1. Technical Expertise: IPS Flow Systems provided technical support to MG Drainage Ltd and the Property Management Company, ensuring the equipment specification met the anticipated load requirements.
2. Minimally Invasive Installation: The existing drainage system was adapted within the communal pavement vault, allowing for easy access for future maintenance without disturbing residents or the Management Company.
3. Collaborative Approach: Clear communication was maintained between all parties to ensure the proposed solution satisfied the needs of residents, the Management Company, and the insurer.
4. The installation process, managed and wholly executed by MG Drainage Ltd, took approximately five weeks. Despite the scope of the work, there was no interruption of services to the apartments, with minimal inconvenience to residents beyond noise during the initial breaking-out stage to expose existing pipework.

Outcome

The installation of the Ecolift XL system has provided the property with comprehensive protection against future backflow and flooding events, offering peace of mind to residents and ensuring compliance with insurance requirements.

Key benefits include:

- Enhanced Protection: The property is now equipped to handle adverse weather conditions and high sewer surcharges without risk of flooding.
- Insurance Compliance: The preventative measures satisfied the insurer's requirements, preventing further premium increases and ensuring coverage.
- Future-Proofing: The use of the communal pavement vault for installation allows for easy future access and maintenance without disrupting residents.

While the process was complex and lengthy, the result is a safer and more secure property, with residents confident in the measures taken to prevent future incidents.

