

RE-ROOFING WORKS TO MULTIPLE PROPERTIES

PROJECT SUMMARY

Contract Administration including full specification and project management of the insulation upgrade and re-roofing works to various properties on behalf of a Social Housing provider.

TEAM

Glasgow Building Surveying

LOCATION

Various Properties in Central Scotland

CLIENT

Confidential Social Housing Provider

DATES

January – April 2023

SUMMARY

Further to reports of failing waterproofing coverings and a desire to improve the energy efficiency of their housing stock, Graham + Sibbald's Glasgow Building Surveying Department were appointed by a leading social housing provider to review the current condition of over 30nr of their properties.

We were instructed to provide recommendations and proposals for remedying the water ingress, ensuring the longevity of their assets whilst also utilising any opportunities to increase the energy efficiency of the housing stock.





WHY G+S

If you are looking for a Building Surveying team who can help you maximise the value of your property and minimise your costs and liabilities, then we are the team to come to.

We work with a broad spectrum of clients, including leading names in the public and private sectors. We represent a wide range of retained clients including Local Authorities, Inward Investors, Government Departments, Major Retailers and Industrialists, Licensed Trade Operators and Insurance Loss Adjusters amongst others.

With over sixty years providing property services, and a team made up of some of the most respected names in the business, we pride ourselves on our knowledge of the sectors in which we work. This expertise translates into exceptional service.

APPROACH

A full condition survey was undertaken to the roofs, this included the coring of the existing roof build-up to establish the materials used and the condition of the roof below the top layer of the waterproofing system.

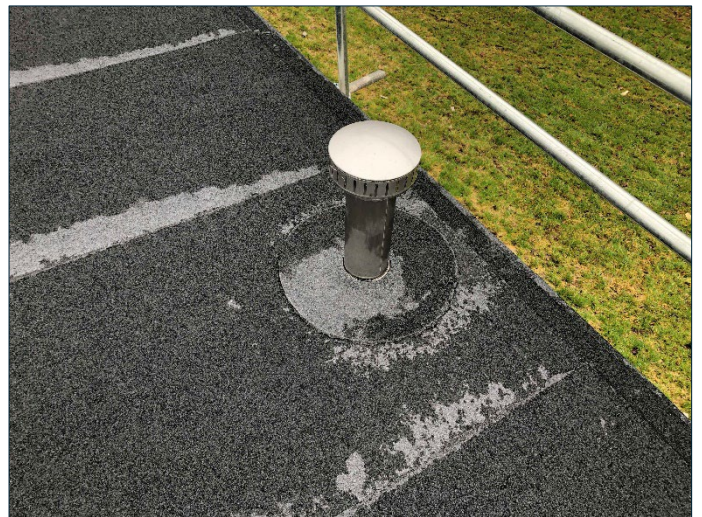
Following a detailed review of the findings, initial proposals were provided to the client. These included varying options for the new roof coverings, all with differing benefits. Following consultation with the client it was agreed that the roof would be stripped back to the deck and a new built-up felt system installed. The new system would incorporate an increased thickness of insulation and would be provided with a full system guarantee of 20-years.

KEY CHALLENGES

The properties were all occupied throughout the duration of the project and due to the condition of the existing roof, a strip of the existing waterproofing coverings was required. Therefore, we had to ensure that the properties remained watertight throughout the whole process (during a Scottish winter!) whilst also minimising the level of disruption to the residents.

SERVICES PROVIDED

G+S were responsible for full design and specification of the new roof coverings and performed the role of Contract Administrator for the project. Undertaking a competitive tendering exercise to ensure value for money for the client, then subsequently managing the cost and quality control of the works from commencement to completion.



ADDED VALUE

G+S maintained good communication with all stakeholders throughout the process and ensured that any issues raised by the residents were reviewed and remedied promptly.

STATISTICS

The inclusion of the new increased level of roof insulation resulted in a noticeable reduction of energy usage by the residents, while at the same time ensuring that the EPC rating of the property was at a sufficient level to maintain compliance with government regulations and requirements for social landlords.

The clients capital investment in the new roof system, which comes with a 20-year guarantee has significantly improved their asset and will require now only minimal annual maintenance for the foreseeable future.

OUTCOMES + RESULTS

The works were completed on time and under budget, with a minimal level of disruption experienced by the building residents.

Key contacts:



Andy Thomson
Partner
andrew.thomson@g-s.co.uk
07786 981 378