Case Study: Roofing

Isolated Repairs—Leeds

A leading national trade supplier appointed Bradley-Mason LLP as Project Manager, Contract Administrator and Principal Designer to manage the roof refurbishment works following ongoing water ingress issues to their property held on a FRI Leasehold basis.

Before

Bradley-Mason LLP were initially instructed to assess the existing asbestos cement profiled roof covering and to provide repair options appraisal with associated budget costing.

Due to the roof not being beyond economic repair and the length of remaining term on the Lease, the preference for isolated repairs with a lifespan of 5 years was agreed.

Bradley-Mason LLP engaged with an Asbestos Consultant to ensure the necessary measures were in place to safely implement the works.
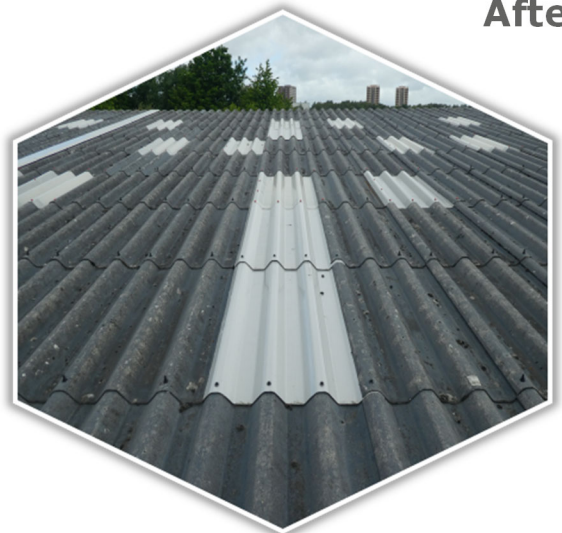
A full design and specification was produced by our Project Management team and competitively tendered, with the requirement for the branch to remain trading whilst the works were ongoing.

The project included over sheeting damaged asbestos sheets, encapsulating fixings and coating the flashing trims. The eaves gutters were also coated, providing a warranty of 15 years. The outer skin to all rooflights were replaced with new sheets. The flat roof was replaced with a bituminous system with a 20 year guarantee.

After

Works were closely monitored by the asbestos consultant, with regular air monitor testing undertaken as part of the agreed Asbestos Plan of Work to ensure the relevant HSE Guidelines were followed, minimising risk to the occupants.

The project was a success with limited expenditure whilst ensuring the branch no longer suffers from water ingress and complying with the repairing terms of the lease.