PROJECT CASE STUDY

Kingston University Buildings

Flat Roof Replacement

BACKGROUND

Inspire Contract Services was awarded this contract in July 2022. The project involved flat roof replacement works on Kenry House, Coombehurst House and the Knights Park School of Arts Building Link Roof, located across two separate university campuses.

The roofs on these buildings were in urgent need of refurbishment due to water penetration and a general breakdown and deterioration of the existing waterproofing.

The project took place during the general occupancy of the university and also during the summer recess period. It was therefore imperative that all works were carried out in accordance with stringent health and safety requirements to reduce the impact upon students, staff, and the general public, ensuring the university's daily operations were maintained.

During the lead-in period, a detailed programme of works was prepared and agreed with the client and was used throughout the project to minimise any disruption to the day to day running of the university.

All Health & Safety documentation including the Construction Phase Plan was issued to the client during the site mobilisation period to ensure all safety measures were in place. All Inspire operatives hold an Enhanced DBS Certificate and a full list of these was handed over to the university management prior to our commencement on site.

CLIENT	Kingston University
SECTOR	Education
LOCATION	Kingston upon Thames
DURATION	24 weeks

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THE WORKS

The specification on this project called for a new built-up felt roofing system with upgraded thermal insulation. Works took place as follows:

- All scaffolding was erected during the beginning of the project. The roof area was accessed externally via scaffold tower thus negating the need for any operatives to be access the university internally
- Roofs were stripped and overlaid with a high-performance, 3-layer Garland BUFR roofing system
- The specification included for new insulation to bring the building's thermal performance up to current building regulation U-values. This featured a tapered insulation system which also enhanced drainage efficiency on the roof
- The requirement to minimise hot works was included in the Garland proposal. Part of the system therefore utilised a self-adhesive bituminous waterproofing membrane installed using the hot-air gun method. This ensured the risk of any combustible works occurring on the site was reduced
- In addition to the roofing works the project also included the installation of new rooflights, window renewals, M&E alterations, permanent access provisions, safety systems and internal remedial works.

THE RESULT

This highly successful contract was overseen by Inspire's project team consisting of Commercial Director, Contracts Manager, Contracts Supervisor and Site Operatives.

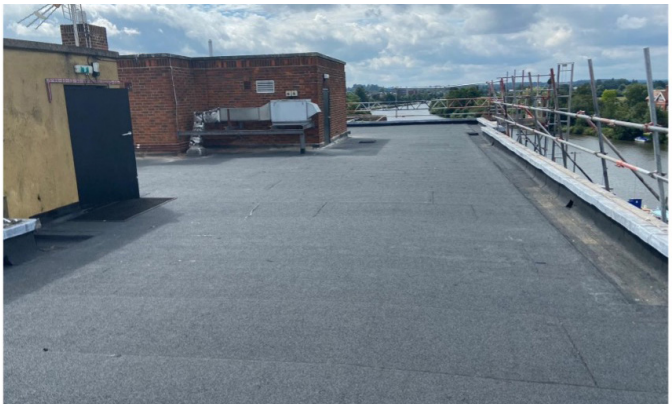
Daily liaison with the estates team was maintained between the school staff, the Contracts Supervisor and on-site operatives.

Fortnightly meetings were held between the Client and Inspire Director/Contracts Manager to ensure that the project was running smoothly and meeting all health and safety requirements. A contractor's report was also issued on a regular basis to provide all parties with a detailed update on the progress of the project to date.

Independent weekly site visits were also undertaken by Garland's on-site technician with comprehensive reports issued to all parties. Health and safety excellence was maintained at all times, with no issues reported throughout the project.

Once the roof refurbishment works had been successfully completed, all roofs were signed off by the manufacturer with Garland Guarantees issued accordingly.

Thanks to exceptional planning, project management and communication throughout, all aspects of this project were completed within budget and the building was handed back over to the client and University within the agreed time scale.



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