

Cornell House, Harrow

Flat & Pitched Roof Renewal Works

Client: London Borough of Harrow

Contract Value: £415,000.00

Contract Dates: May 2024 – Sept 2024

Description:

Works to Cornell House highlights our ability to manage complex roofing works in occupied and sensitive environments. This project demonstrates our ability to address challenges and deliver successful outcomes. The works involved comprehensive roof renewal and associated enhancements to both flat and pitched roofs, completed with minimal disruption to the residents of Cornell House, a sheltered accommodation facility.

Scope of Works:

- Renewal of flat roof waterproofing membranes across four roof areas using the Langley Felt system with a 25-year insurance backed guarantee.
- Installation of slates, underlay and tanalised battens for a pitched roof.
- Installation of a new secure ladder access and freestanding safety handrails.
- Replacement of rooflights and external rainwater goods.
- New cable trays, pipework, fascia boards, lead flashings and finishing details.
- External redecoration works.

Key Challenges & Lessons Learned:

Programme Management: Working in a live environment required detailed scheduling to ensure that residents experienced minimal inconvenience. Concurrent installation methods were critical in completing the project on time.

Enhanced Communication: Adapting our RAMS (Risk Assessment and Method Statements) and conducting specific toolbox talks for site-specific risks ensured that all team members understood access protocols and waste disposal requirements.

Resident-Centric Approach: Suggestions from residents were actively considered, enhancing trust and ensuring a smoother delivery process.

Programme Success:

The project was delivered within budget and completed in just 21 weeks, ahead of the original schedule, enabling residents to return to a safe, uninterrupted environment by mid-September.