

JORDAN HOUSE RESIDENTIAL

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Jordan House, a high-rise housing tower block in Birmingham, was experiencing significant issues with its existing roof. The roof was damaged and nearing the end of its serviceable life, leading to water leaks into the building and causing considerable inconvenience for its residents.

LOCATION
BIRMINGHAM

CLIENT
EQUANS LTD

TIMESCALE
6 MONTHS

BUDGET
£142K

SIZE
373m²



Solution

The project began with the sectional stripping back of the existing roof surfaces to the concrete deck. Following this, any imperfections or damage to the existing substrates, upstands, and other elements were repaired using appropriate materials to ensure a smooth and reliable foundation.

Next, the concrete deck was thoroughly primed to ensure proper adhesion of subsequent layers. A vapour barrier was then installed to prevent moisture ingress and protect the insulation layer. After this, cut-to-falls insulation was applied to ensure proper water drainage and enhance thermal performance.

Subsequently, a preparation layer and basecoat of Alumasc Caltech were applied, providing a robust base for the top coat. Finally, the top coat, utilizing a 3-layer system, was applied to ensure long-lasting protection and durability for the roof.

Challenges

Persistent weather issues impacted the progress of the works. Central had to meticulously plan the schedule to accommodate weather-related disruptions and ensure continuous progress.

As Jordan House was occupied during the refurbishment, each section of the roof had to be stripped and waterproofed within the same day to keep the roof sealed and prevent any water ingress. This required precise planning and execution to minimize disruption to the residents.

The project was part of a full building refurbishment plan, with other contractors installing External Wall Insulation (EWI) simultaneously. Central successfully coordinated with these contractors, ensuring seamless integration of the roofing works with the overall refurbishment efforts.

