

# WELLESLEY HOUSE RESIDENTIAL

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Incommunities provides high quality, comfortable and safe living accommodation for 22,000 residents. Wellesley House, Bradford is a sheltered residential complex with 28 individual flats in a three storey building, with communal areas. The roof consists of varied sections of different pitches and height. Our work included refurbishing the roof coverings, fascia's, soffits, guttering and replacing insulation to contemporary standards.

**LOCATION**  
**BRADFORD**

**CLIENT**  
**INCOMMUNITIES**

**TIMESCALE**  
**4 MONTHS**

**BUDGET**  
**£114K**

**SIZE**  
**350m<sup>2</sup>**



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## Approach

Work began with the removal of the existing roof covering, stripping tiles, laths, felt, insulation, fascias and guttering. All removed materials were loaded into on-site skips and disposed of appropriately. Air monitoring tests were carried out for asbestos, and asbestos removal works were undertaken by a specialist contractor. Asbestos containing ventilation air pipes in the plant room roof areas were also removed.

Central then installed the pitched roof using Marley modern flat grey cement concrete tiles, along with new breathable felt and new timber battens. Rockwool 275mm insulation was installed, helping to reduce heat loss, saving costs and improving energy efficiency. Ridges were installed with dry fix systems, and dry PVC verges were supplied and installed. Lead works were carried out to chimney, along with sealing works into brickwork. New white fascias and black rainwater goods were supplied and installed along including OSMA gutters, and fittings.



## Solution

Wellesley House provides a safe and secure environment for vulnerable tenants, meeting the needs of older households. During the three month contract period, Central liaised closely with the Project Manager and Tenant Liaison Officer to communicate, share progress and address any issues. To celebrate the successful completion of our project, we organised a lunch event to thank the community for their support. Both staff and residents were immensely proud of the standards of our workmanship and delighted we had secured the future of their property for years to come.

