

LIVERPOOL MUTUAL HOMES

JULY 2009

Sandtoft partnered with Liverpool Mutual Homes to embark on a £30 million refurbishment of 700 homes on the Daneville Estate.



When Liverpool Mutual Homes embarked on the £30 million refurbishment of 700 homes on the Daneville Estate, it partnered with Sandtoft to ensure an aesthetic and environmentally-friendly roofing solution.

Liverpool Mutual Homes (LMH) is a not-for-profit organisation which manages over 15,000 ex-council homes in the city. The refurbishment of the Daneville Estate in Liverpool forms part of a tenant-led regeneration programme aimed at creating a safer and more desirable community.

In just one year, 330 of the 600 houses on the Estate have been upgraded. The ongoing regeneration includes using energy efficient products, installing high-quality windows, doors, boilers, kitchens and bathrooms, and a major re-roofing scheme.





The refurbishment of the Daneville Estate has been so successful that the project won the Regeneration Scheme of the Year award at the Housing Excellence Awards 2009.

The Challenge

The refurbishment work – including the re-roofing - had to be carried out to LMH's high standard which exceeds the Government's Decent Homes benchmark.

Dave Woods is head of investment at LMH: "The houses were built around x years ago using concrete tiles, many of which had started to perish. We wanted to replace them with a more aesthetic tile that would emulate a slate appearance. Using natural slate would have been too expensive, so we needed an alternative, environmentally friendly product."

The Solution

Following a competitive tender process, LMH selected Sandtoft's New Generation Cassius clay tile in the Antique Slate finish. Manufactured with a thin leading edge, the Cassius offers an authentic slate appearance.

The Cassius is large format, so only 10.5 tiles are required per square metre, resulting in a covering capacity that matches the largest concrete tiles. In addition, an open gauge means there is no need for cuts at the eaves and ridge making the Cassius quick and easy to lay. Installation times are similar to interlocking concrete tiles and are far quicker than those required for natural slate which has to be laid double lapped.

The Cassius carries a BRE Green Guide rating of A+ and is made at Sandtoft's manufacturing plant using 'green' electricity which is generated from environmentally-friendly sources such as wind farms and hydro-electric plants.

Adding Value

To ensure the re-roofing is completed as efficiently and quickly as possible, Sandtoft is working in partnership with LMH to advise and provide training on technical matters as well as on appropriate fixing

fixing methods. This has included sourcing a lead replacement flashing system called Koraflex which has helped to overcome cost and environmental concerns. Koraflex is an aluminium roll, coated with a butyl adhesive backing for superior adhesion. It is much lighter and more flexible than lead, making it easier to handle and install. As it is made from aluminium there is no risk to the environment from any chemical leaking onto the roof.

In addition, as minimising disruption is essential for tenants, Sandtoft has implemented a ventilated dry fix roofing system. As the system does not require any mortar, it can be used in all weather conditions and avoids future maintenance as only a periodic visual inspection is required. This is particularly important for sites such as the Daneville Estate where access to the roof once the refurbishment is finished, would involve a major and costly scaffold.

All of the roofs, including fittings, are backed by Sandtoft's 20-year design guarantee.

The results

Dave Woods says: "We seek excellence in service delivery, the highest quality products and materials, and value for money from our contractor partners. The quality and flexibility of Sandtoft's service has resulted in a roofing solution that is tailored to our needs and meets all of our strict criteria. As the Cassius is made from clay, we have achieved a natural, aesthetic finish that is also environmentally friendly. We would certainly use the Cassius again for future refurbishments."

Craig Sidda, Sandtoft's social housing manager added: "For large scale refurbishments such as the Daneville Estate project, the Cassius is ideal as it is colour permanent, cost effective and quick to fit.

"We've partnered with LMH to provide best practice advice on fittings and to find solutions that meet the company's specific needs and that will ultimately benefit tenants for years to come."

Client: Liverpool Mutual Homes

Main Contractor: Bramhall (Merseyside)

Roofing Contractor: Swindells Roofing & Lacey Roofing