CASE STUDY PORTSMOUTH CITY COUNCIL

Refurbishment / Industrial / Live Environment / Local Authority

KEY INFORMATION

PROJECT VALUE
£800k

START DATE
March 2023

COMPLETION DATE
December 2023

CONTRACT TYPE
JCT Intermediate Building Contract 2016

Portsmouth City Council | Industrial Estate Reroofing

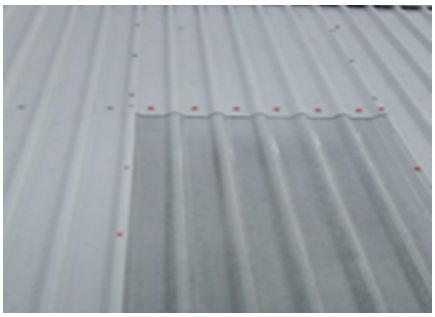
Limberline Industrial Estate, owned by Portsmouth City Council, is comprised of six separate terrace blocks each containing a varying number of industrial units that are now over 40 years old. In March 2023, Mountjoy were appointed by the council to complete reroofing works to 37 of the units within the estate, following failures of the roof and gullies which had caused leaks within the individual units.

The project consisted of encapsulating and overlaying the existing asbestos roofing with a new insulated steel roofing system in order to stop the leaks and increase the longevity of the council asset.

Works involved:

- Extending the existing flues, ventilation ductwork and soil vent pipes to suit the increased roof height
- Over-laying of existing roofs with V-C-L membrane instal Quatro Bracket system to the height of 280mm to carry out new roof sheets, and an additional layer of Rockwool insulation
- Covering roofs with the new steel roof system
- Replacing external lighting with L-E-D units

The affected units were located across the six terraces, with the majority of units remaining in use throughout the project and so careful logistical planning was integral to the works to minimise disruption to the daily routine of the tenants.

Our team kept in close communication with tenants of the affected units throughout the works, planning deliveries and site set-up at the most convenient times for them and providing sufficient notice of upcoming works and planning.

Practical completion was achieved on 1st December