
sanderoof Ltd.

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**The Church of England Diocese of
Manchester
Church House
90 Deansgate
Manchester
M3 2GH**

16/12/2021

FAO: Chris Baines

Dear Sirs,

Re: St Michael's Vicarage

Following our recent site visit we are pleased to submit our brief report and costs for the roofworks at the above site.

The build up of the existing roof comprises of a multi-layered built up felt system incorporating a 40mm PUR/Cork insulation on an assumed concrete deck. On visual inspection we found that there are areas of brickwork above the flashings which have started to blow suggesting points of saturation or water ingress. There is a large area of ponding water between the fin walls which could be causing the felt to deteriorate quicker at these points. The felt in general is becoming oxidised and brittle and is reaching the end of it's effective life. We carried out a thermal efficiency calculation based on the existing build up and it came back as reaching a 'U' value of 0.51 W/m2K which is well below the current regs set at 0.18 W/m2K. We carried out another calculation to see what thickness of insulation would be required to bring the roof up to regs (both attached with this quote). As Part L2b of the building regulations states, any works greater than 50% of the element being refurbished must be brought up to existing regulations unless it already achieves the minimum threshold of 0.35 W/m2K.

With the above in mind, we recommend refurbishing the existing roof and encapsulating the dwarf parapets to reduce the potential for water ingress in these areas as follows:

- Erect a tower access and edge protection scaffold to comply with Health and Safety legislation
- Thoroughly clean off the existing roof, cut out any blisters/defective membranes and cart all arisings from site.
- Carefully remove the soldier course of bricks from the dwarf parapets, clean off and set aside for re-use.
- Supply and fit treated timber to gutter edges to act as a hard edge for the insulation to fit against.
- Prime the roof using Icopal Siplast bituminous primer.
- Supply and lay Icopal Total Torch vapour control layer bonded to the prepared roof
- Supply and lay 100mm Kingspan TR24 insulation to bring the roof up to current regs.
- Supply and lay Icopal Total Torch vapour dispersion underlay.
- Supply and lay Icopal Tecnatorch cap sheet fully bonded and finished in charcoal mineral
- Supply and lay all perimeter, parapet and gutter details using the above felts and finished in

charcoal mineral.

- Supply and fit a GRP trim to the kerb detail.
- Re-instate the soldier course bricks to the dwarf parapet walls following their encapsulation in felt.

The cost of carrying out the above course of works would be £23,344.00 + vat.

Extra over cost to carry out the above works to the garage roof (with the exception of the VCL & Insulation) would be £4,409.00 + vat.

Please note, the above specification carries a 15 year guarantee. Should you wish to upgrade this to a 20 year guarantee and lay an Eco-Active roof then we can replace the Tecnatorch cap sheet with the Noxite cap sheet. The extra over cost to carry this out to both the main roofs and garage roof would be £1,831.00 + vat.

Should you have any queries or require further details please don't hesitate to contact me.

Yours faithfully,
p.p. Sanderoof Ltd,

Gavin Greaves