



**EarlKendrick**

Building Surveyors



# 7 Steps to Roof Replacement



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**There are times when, despite the best maintenance programs, you will need to invest in a new roof.**

**Here are our seven steps to help those responsible for the maintenance of residential blocks make the right decisions along the way:**

## 7 Steps to Roof Replacement

### Step one:

#### Is it really necessary?

Replacing a roof is not a quick or easy business. It will cause disruption to the residents. So don't act in haste.

For a start, can it (safely) wait until your next cycle of external repair and maintenance? If so, you'll only require a single use of scaffolding and the disruption can be contained in a single period. This is the ideal scenario, and is worth considering if you are making a decision on economic rather than safety grounds.

If the decision is out of your control and the roof is irreparable, then you will need to move fast. This is likely to be caused by:

1. Ongoing water ingress that has created structural damage with the threat of more.
2. A series of widespread and ongoing repairs that would be more expensive to repair than the cost of a new roof.

### Step two:

#### Appoint an impartial, quality surveyor

Roofs are, by definition, complicated structures. They are awkward, require high levels of workmanship and must be watertight. Once constructed, they will rarely be inspected and may be inaccessible. Future repairs will inevitably be costly and you don't want to leave anything to chance.

The best way to ensure long-term security is to organise a comprehensive, independent report on the condition of the roof, the requirements for maintenance/replacement and the associated costs.

A surveyor will be able to do all this, and, assuming a replacement is necessary, will offer impartial advice on the suitability of all available roofing types and materials. They will also have in-depth knowledge of its life expectancy, predicted frequency and costs for ongoing maintenance, a knowledge of suitable replacement options, and an objective view on architectural, legal, statutory and structural limitations.

Whether the surveyor's view is repair or replacement, it will be accompanied by detailed recommendations.

The Surveyors role in roof replacement projects:

1. Investigating hidden defects (particularly where new roofs are being laid on top of old roofs that may contain rot);
2. Obtaining planning approval and listed building consent;
3. Applying under Building Regulations;
4. Managing the tender process;
5. Assessing tenders;
6. Advising on the appropriate choice of formal contract for the works;
7. Managing the works on site;
8. Administering the building contract;
9. Checking quality, progress and ensuring that payments are made only for works that have been completed.

### Step three:

#### Assess your options

A new roof is not a new carpet or lick of paint. You can't go back and change it next year. It's vital that you investigate your options, which are vast. The alternatives will depend on the shape and size of your roof, but materials come in many forms.

### Step four:

#### Consult with residents from the start

Although a detailed survey with a comprehensive specification will minimise the risk of costs rising, replacing a roof will almost inevitably breach the cost threshold of the Section 20 consultation procedure.

This consultation is vital both from financial and management perspective. Involved leaseholders will be more sympathetic towards the project, and less likely to cause trouble down the line. More goodwill will be generated by a well-run tender process. A good surveyor will ensure that returned tenders are based on the use of the same materials to ensure like-for-like comparisons.

### Step five:

#### Get the tender right

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### Step six:

#### Be realistic about timings

New roofs don't grow overnight. The length of the project will depend on:

1. The size and type of roof;
2. Whether the old roof is being removed or will remain under the new one;
3. The weather:
  - a) During wet periods a temporary scaffolding roof will avoid delays and minimise the risk of damage. But temporary roofs come at a price;
  - b) Liquid applied roofing materials can't be used when the temperature is below 5 degrees;
  - c) Asphalt and felt roofing cannot be laid in damp conditions.

### Step seven:

#### Avoid the obvious pitfalls

There are a number of issues that can delay and complicate roofing projects. To avoid them you should ensure that the:

1. System selected is robust and facilitates future repairs. Liquid applied roofing materials are relatively adaptable.
2. Future of the roof is considered. Don't leave the installation of lighting or mechanical plant for next time. Integrate it in the initial build.

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## How can Earl Kendrick Building Surveyors help?

Earl Kendrick have vast experience in dealing with Leaseholder alterations. Our skills and expertise in this area enable us to provide clear advice to both Leaseholders and Landlords. We are regularly appointed to act as the Landlord's Surveyor to monitor Leaseholder works and often for large and complex alteration projects.

If you would like to know more about Earl Kendrick Building Surveyors and the services we provide, please contact us:

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