

Project Profile

3663, Gorton Cold Store, Manchester



SMARTER ROOF MANAGEMENT®

REALM



The Problem

3663 had only eight weeks to provide a watertight solution to an existing corrugated asbestos cement cladded cold store building in Manchester. Internal considerations meant that the the new roof had to be safely retrofitted over the existing roof covering and completed alongside other refurbishment works.



REALM Roof Management

During construction all interested parties including Weatherproofing Advisors, 3663, the CDM Co-Ordinator and the tenant, interacted through the REALM® Roof Asset Management web based software. Real time information was shared providing 3663 with on going Gantt charts and photographs of our progress. Our REALM document management software has provided 3663 with a fully documented audit trail of the works completed. Documents supporting Health & Safety, materials installed, U-Values and structural calculations are all readily available and will be stored electronically for the lifecycle of the property.



The Solution

Weatherproofing Advisors designed and installed a new plastisol coated steel roof system incorporating new rainwater goods. In order to prevent any disruption to internal activities Weatherproofing Advisors installed fall restraint sacrificial safety netting on top of the existing roof surface as, in this case, there was no internal access to the underside of the roof / rafters to install temporary netting. This innovative method allows for very quick and easy installation of over-roofing systems with no disruption within the building



The 6200m² roof installation is now supported by a 21 year REALM roof management program that will provide the client with a watertight solution for the next 21 years. Services will include virtual data storage, asset management reports, event history and annual maintenance to conform to guarantee requirements. On top of these obvious advantages are the generous reductions in energy costs the client will benefit from over the coming years.

"Weatherproofing Advisors have provided an excellent service, bringing the project in on time and budget."

Richard Moore, 3663 Building Services Manager (North)

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REALM® Platinum Proposal

- **24/7 Priority Reactive and Emergency Call-Out Service.**
- **Full Access and uploading of information onto system** including Technical Support.
- **Virtual Data Storage.** All your information in one place. Cut costs of expensive data archiving and non productive searching.
- **Lifecycle Projection Costs.** A budgeted and planned, culture and environment.
- **Detailed Scheduled Annual Inspections.** Working in partnership to ensure assets are protected and enhanced.
- **Full Design and Technical Backup.** Peace of mind comes as standard.
- **Annual Gutter Cleaning as required.**
- **Planned Preventative Maintenance.** Plan and Prevent.
- **Event History.** Improved Project Management.
- **Cradle to Grave Audit Trail.**
- **Health and Safety File.** Protection on CDM responsibilities.
- **O & M Manual.** All the information in on place.
- **Asset Management Reports**
- **Completion Reports** on all works actioned.
- Full No Quibble **Guarantee on roofs** under the REALM programme
- Updates on **guarantees for the roofing portfolio.**
- Specific **Service Level Agreements** tailored to our clients requirements
- **Improving Roof Performance Management Monitoring.**



For More Information on Realm® - Smarter Roof Management
Please Visit www.realm.net or call us on Local Call 0845 4 505 080

GLASGOW

Advisor House, West Avenue,
Blantyre Industrial Estate, G72 0UZ.
email@weatherproofing.co.uk

NEWCASTLE

Advisor House, Archer Street,
Newcastle. NE28 7DJ
email@weatherproofing.co.uk

ST HELENS

Advisor House, Unit 2, Millbrook Business Park
Mill Lane, Rainford, St Helens. WA11 8LZ
email@weatherproofing.co.uk