

**CASE STUDY: BUILDING CONSULTANCY GROUP**  
**Asbestos re-roof/over sheet, Bounds Green Industrial Estate, Haringey, London**

**Client**

CAPITAL INDUSTRIAL  
 LLP

**Project Value**

£400,000

**Services**

BUILDING  
 CONSULTANCY

PROJECT  
 MANAGEMENT



**Project**

Bounds Green Industrial Estate is a multi-let site in N11 and has 52 units ranging from 600 sq ft to 7,000 sq ft.

A large proportion of the property suffered from extensive leaks with an old asbestos cement roof at the end of its usable lifespan. Our brief was to remedy all leaks and deliver a new roof covering, whilst not disrupting any business operations within the fully let estate.

**What we did**

A full and detailed specification of works was developed. This took into account that two thirds of the estate could be re-roofed in its entirety, then the other third could be over sheeted with all tenant's remaining in situ, with stringent health and safety measures in place. This was then tendered to a number of approved contractors. A qualitative interview and value engineering process then took place which led to the appointment of a principal contractor under a JCT Intermediate Building Contract.

Rapleys administered the building contract and monitored the works through to successful completion and on budget. Rapleys also acted as principal designer ensuring the strict health and safety measures were being adhered to at all times.

**What we achieved**

On completion, a fully wind and water tight estate was delivered to the client, to ensure tenants remained satisfied at the property for years to come.

The project ensures Bounds Green Industrial Estate remains a highly desirable place for businesses to want to locate and grow their business. Both the new and the over sheet roof coverings come with a 20 year guarantee to safeguard the property for years to come. The estate is now largely asbestos-free and the client was also able to take advantage of the tax relief available for removing asbestos containing materials from their properties.

