



PHOENIX
CONSORTIA

**HOWARD
EVANS**
ROOFING AND CLADDING

SPV
SPECIAL PROJECTS

**IVOR
PARNHAM**
BUILDING SERVICES LTD

Case Study Document Two

Work Types & Technical Capacity

Specialist Roofing & Cladding Services
Delivered Nationwide

Work Types & Technical Capacity

Through Phoenix Consortia, SPV Special Projects and Howard Evans Roofing & Cladding provide a comprehensive range of roofing, cladding, waterproofing, refurbishment and maintenance services for commercial, industrial, retail, healthcare, hospitality, education and public sector clients across the UK.

Our capability covers the full project lifecycle: survey, diagnosis, specification, access, logistics, installation, quality control, handover and aftercare. Whether the requirement is a reactive roof repair, a full roof refurbishment,

an asbestos roof replacement, a liquid waterproofing system, a cladding upgrade or a planned maintenance programme, our teams deliver practical, safe and long-lasting solutions.



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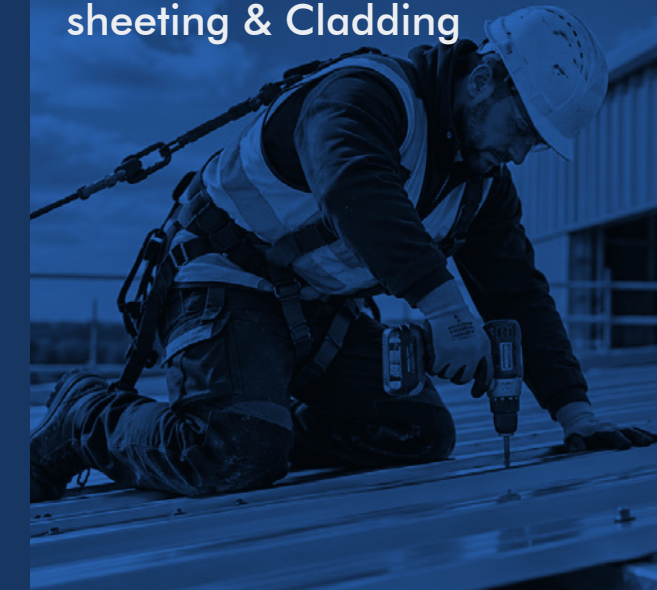
Specialist Access, Scaffold, Plant & Logistics

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Planned Maintenance, Reactive Repairs & Long-Term Asset Support

Specialist access solutions for demanding client environments.

Metal roofing, Roof sheeting & Cladding



Slating and tiling, Rooflights & Gutters



Rainwater goods, Drone surveys & Access solutions



Asbestos roof replacement & Planned maintenance



Built-up felt roofing, Liquid-applied waterproofing & Mastic asphalt



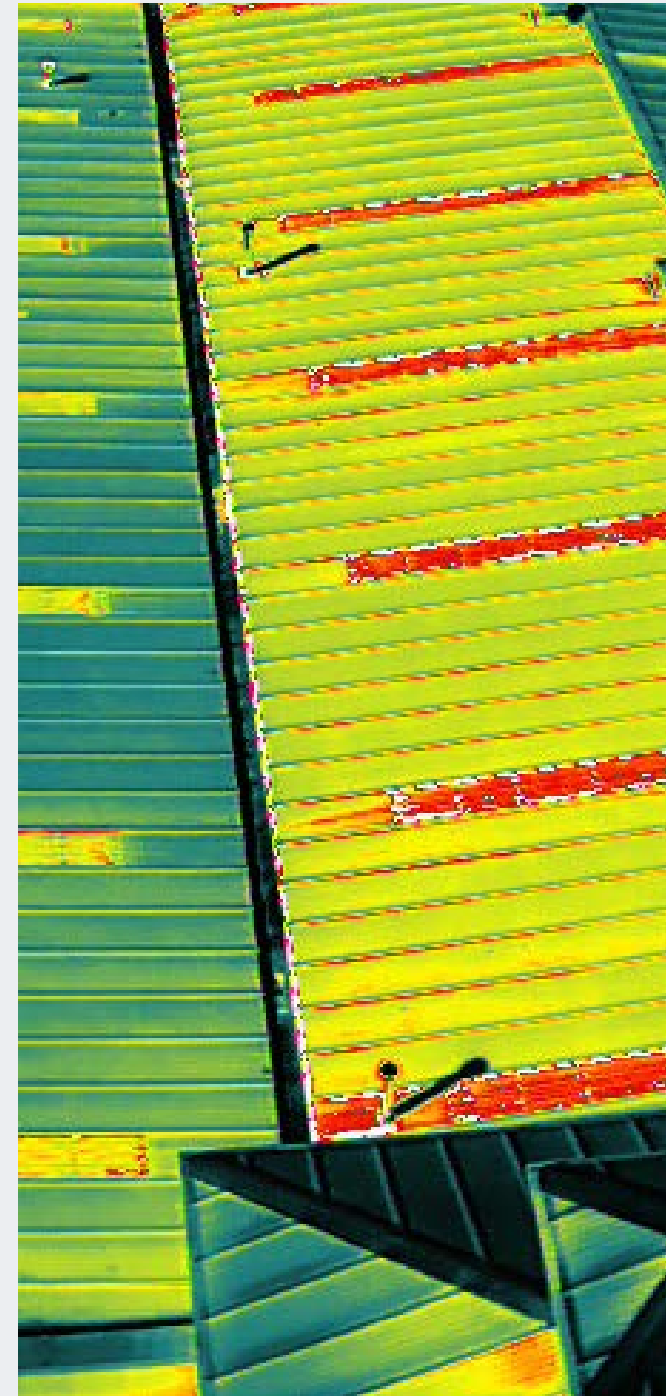
Section 1 Roof Surveys, Drone Surveys & Defect Diagnosis

A successful project starts with understanding the condition of the existing building. We provide practical survey and inspection support to help clients identify defects, understand risk and make informed decisions on repair, refurbishment or replacement.

Our survey capability can support clients dealing with leaks, ageing roof coverings, failing gutters, degraded rooflights, defective flashings, water ingress, poor insulation, storm damage, unsafe access or concerns around asbestos roof sheets. Drone surveys can assist where access is difficult, expensive or disruptive, giving clients a clearer view of roof condition before committing to wider works.



Core samples



Thermal imaging

Project examples

- Matalan, Telford
- Worcestershire Royal
- WTW Willis, Reigate

Many of our clients use annual condition surveys to monitor their estates, with drone surveys providing a safe and non-intrusive way to inspect difficult-to-access roof areas. Our detailed reports identify defects and areas requiring attention, helping clients prioritise maintenance and plan ahead for future repair or refurbishment works.

Typical outputs and benefits

- Roof condition assessments
- Leak and water ingress investigation
- Drone roof surveys
- Photographic evidence and defect identification
- Practical recommendations for repair or replacement
- Budget planning support
- Reduced need for intrusive access at early survey stage

WTW Willis, Reigate





Project examples

- Fire Service College, Moreton-in-Marsh
- Matalan, Cardiff
- Iceland Frozen Foods, Matlock

Built-up felt roofing provides a durable, long-term solution for buildings affected by persistent water ingress. Bituminous membrane systems can also improve thermal efficiency, while the versatility of the material allows each project to be tailored to the specific requirements of the building and client.

Section 2 Built-Up Felt Roofing & Flat Roofing Refurbishment

Built-up felt roofing remains a reliable and widely used solution for commercial and public sector flat roofs. It is suitable for refurbishment, replacement, overlay and detailed remedial work where a durable, high-performance waterproofing system is required.

Our teams deliver high-performance felt systems across a range of building types, including shopping centres, hospitals, commercial properties, utilities buildings and occupied premises. Works can include stripping existing coverings, preparing substrates, installing vapour control layers, insulation, underlays, cap sheets, detail work, walkways and safe-to-torch alternatives where required.



Typical applications

- Flat roof refurbishment
- Overlay systems
- Roof leak resolution
- Plant area waterproofing
- Access walkways
- Detail work around penetrations, upstands and outlets
- Occupied commercial and public sector buildings

Key benefits

- Durable and proven waterproofing
- Suitable for complex detailing
- Warranty-backed systems available
- Effective for both planned refurbishment and reactive replacement



Section 3 Liquid-Applied Waterproofing Systems

Liquid-applied systems provide flexible waterproofing options for complex details, gutters, plant areas, roof junctions and areas where flame-free application is preferable. They are particularly useful where traditional sheet systems are difficult to install or where a seamless finish is required around awkward details.

Our experience includes the use of liquid waterproofing systems to resolve leaks, protect gutters, waterproof complex junctions and supplement felt or sheet-based roof refurbishment. Liquid systems can be especially valuable in live buildings where access, fire risk, detailing and programme constraints need to be carefully managed.

CO-OP Food, West Didsbury



Project examples

- Lower Precinct Shopping Centre, Coventry
- CO-OP Food, West Didsbury
- Warwick House, Solihull

We work with leading liquid-applied waterproofing manufacturers, including Alumasc, Polyroof and Restec, to provide fast, flexible and effective roofing solutions.

As these systems are cold applied, they eliminate the need for heat during installation, helping to reduce health and safety risks while minimising disruption to occupied buildings and day-to-day business operations.

Typical applications

- Valley gutter waterproofing
- Complex roof details
- Plant and service penetrations
- Flame-free areas
- Patch repairs and remedial waterproofing
- Hybrid systems alongside felt or sheet roofing

Key benefits

- Seamless application
- Excellent for difficult detailing
- Useful in restricted or sensitive environments
- Can support phased repair strategies
- Suitable for both remedial and planned works

Section 4 Metal Roofing, Sheetting & Roof Replacement

Metal roofing and profiled sheetting systems provide robust, scalable solutions for commercial, industrial and retail buildings. They are particularly suited to large roof areas, warehouses, distribution centres, retail parks, manufacturing facilities and buildings requiring improved weather performance and thermal efficiency.

Our teams install metal roofing systems as part of full roof replacements, over-cladding schemes, refurbishment works and building envelope upgrades. Works can include bracket and bar

systems, insulation, profiled metal sheets, plastisol-coated panels, closures, flashings, cappings, Dektites, roof penetrations and associated detailing.

Project examples

- Bedford Rugby Club, Bedford
- Go Outdoors, Gloucester
- Telford International Centre, Telford

Renewing metal roofing systems can improve temperature control and airflow within the building, creating a more consistent internal environment. Upgraded thermal insulation can also improve energy efficiency, while new roof sheetting and finishes provide a durable solution and a clean, refreshed appearance to the building.

Iceland, Queensferry



Bedford Rugby Club, Bedford



Typical applications

- Industrial roof replacement
- Retail store roof refurbishment
- Warehouse and logistics facilities
- Insulation upgrades
- Defect and leak resolution
- Long-span roof refurbishment
- Large-scale planned works

Key benefits

- Suitable for large roof areas
- Improved weather resistance
- Enhanced thermal performance
- Reduced water ingress risk
- Modern appearance and clean roof lines
- Long-term durability and warranty options

Section 5 Cladding, Over-Cladding & Building Envelope Refurbishment

Over-cladding and cladding refurbishment can transform the performance, appearance and lifespan of a building. It is often a cost-effective alternative to full removal, particularly where the existing structure is capable of supporting a new system and where improved insulation, weathering and aesthetics are required.

Our cladding work includes roof and wall over-cladding, new shopfront cladding, parapet details, elevations, fascias, flashings, cappings and associated building envelope upgrades. These works are commonly delivered for retail, industrial, warehouse, commercial and logistics environments.

Project examples

- Food Warehouse, Bradford
- Marriott Hotel, Manchester
- Kingsditch Trading Estate, Cheltenham
- Parkdean Holiday Park, Devon

Cladding and over-cladding provide enhanced protection from the elements while improving building performance. New rooflights can maximise natural daylight, with access solutions incorporated to simplify future maintenance.

Typical applications

- Roof over-cladding
- Wall cladding
- Shopfront cladding
- Parapet capping and detailing
- Building envelope refurbishment
- Thermal performance upgrades
- Modernisation of existing commercial units

Key benefits

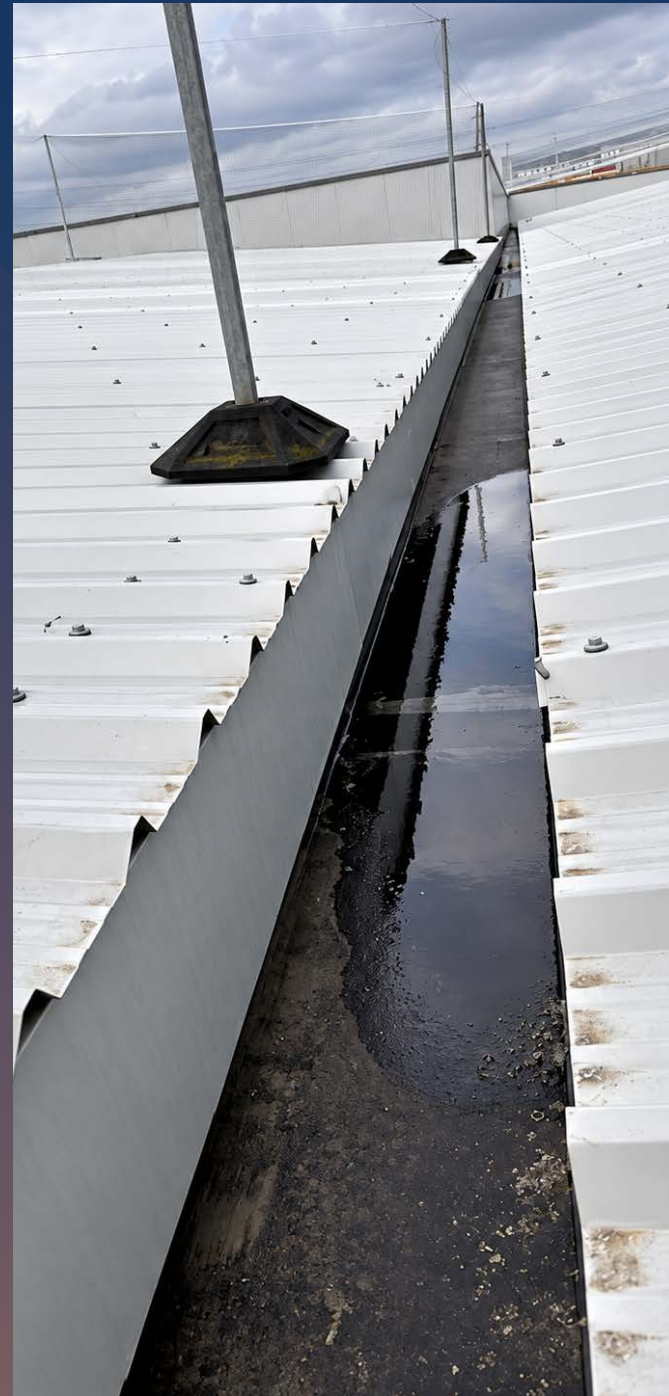
- Extends the lifespan of existing buildings
- Improves insulation and energy performance
- Reduces leaks and water ingress
- Enhances building appearance
- Can reduce disruption compared with full replacement
- Supports brand-led retail and commercial refurbishments

Kingsditch Trading Estate, Cheltenham



NEC, Birmingham





Section 6 Asbestos Roof Replacement & Encapsulation / Over-Cladding

Many older commercial and industrial buildings still contain asbestos cement roof sheets or historic roofing materials. These buildings require careful planning, safe systems of work and a practical approach to replacement, encapsulation or over-cladding.

Where appropriate, over-cladding can provide a cost-effective way to manage ageing asbestos roof structures, improve thermal performance and reduce future water ingress without necessarily requiring full removal. Where removal is required, works must be carefully coordinated with competent specialists, access planning, internal protection and appropriate health and safety controls.

Project examples

- Go Outdoors, Cardiff
- Fortec Distribution Centre, Northampton
- Matalan, Wakefield

Our UKATA-trained operatives follow strict safety procedures throughout all asbestos roofing projects, supported by independent air quality testing where required. Asbestos waste is removed through appropriate licensed channels, with full consignment documentation provided to ensure traceability and compliance.

Typical applications

- Asbestos cement roof replacement
- Over-cladding of existing asbestos roofs
- Industrial and warehouse roof upgrades
- Improved insulation and weather protection
- Planned refurbishment of ageing roof stock
- Coordination with live operations below

Key benefits

- Improves building safety and resilience
- Extends useful building life
- Reduces leak risk
- Supports thermal upgrades
- Can be planned around live operations
- Helps clients manage legacy roof risks



Section 7 Slating, Tiling & Pitched Roofing

Not every commercial roof is a flat or metal system. Hotels, older commercial premises, residential-style blocks, heritage-influenced buildings and some public sector properties require pitched roofing expertise, including slating, tiling, underlay, battens, rooflights, leadwork, flashings and detailed junctions.

Our teams can support pitched roof refurbishment and repair where clients need a contractor with the capacity to manage access, safety, logistics and detailing in a commercial environment.

The Fleece, Cirencester



Key benefits

- Suitable for older and mixed-use buildings
- Supports hospitality and commercial refurbishments
- Enables detailed repair and replacement
- Can be coordinated around occupied buildings

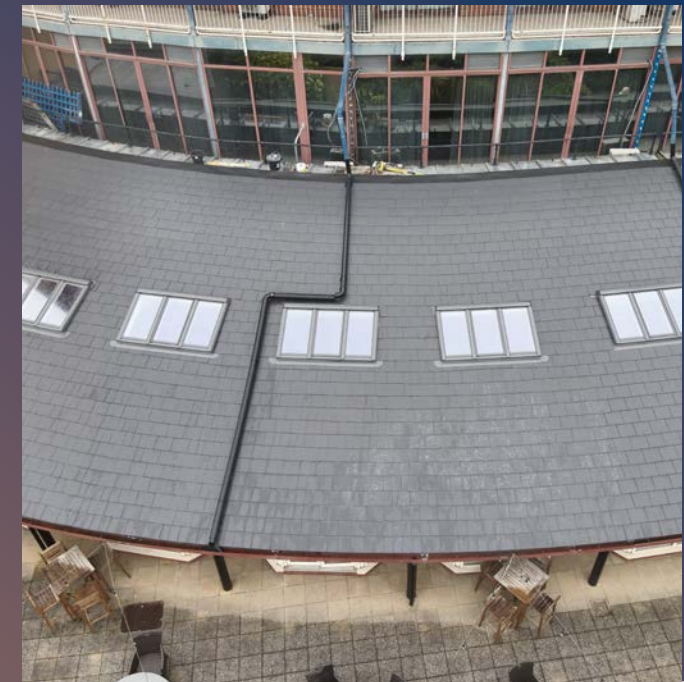
Project examples

- Duke of York, Thwaites, Blackpool
- The Fleece, Cirencester
- Tim Hortons, Rugby

Our experienced teams deliver pitched roof refurbishment, maintenance and repairs across heritage, commercial and education sectors. Working with leading manufacturers, we offer a wide range of roofing materials, from traditional slates to modern tile systems.

Typical applications

- Hotel roof refurbishment
- Pitched commercial roofs
- Slating and tiling repairs
- Rooflight integration
- Dormer and detail work
- Weatherproofing and leak resolution



Mickleover Hotel, Derby

Section 8 Rooflights, Gutters, Rainwater Goods & Detailing

Many roof failures are caused not by the main roof area, but by details: blocked or failing gutters, rooflights, flashings, penetrations, outlets, valleys, cappings and poorly weathered junctions. Our teams provide practical repair, replacement and upgrade solutions for these critical areas.

Works can include rooflight replacement, gutter lining, additional outlets, rainwater pipes, flashings, cappings, closures, Dektites, parapet details and associated waterproofing. These works are often delivered as part of larger roof refurbishments or as targeted interventions to resolve recurring leaks.

Project examples

- CO-OP, Wellingborough (Gutter)
- Crowne Plaza, Nottingham (Barrelled Rooflights)
- Go Outdoors, Gloucester (Gutter Lining)
- Groveside School, Reading (Felt Upstand Detailing)

From aluminium and steel gutters to downpipes, fascias and soffits, we provide rainwater solutions tailored to complement your building. With regular maintenance, systems can offer guarantees of 10–35 years, while new rooflights help maximise natural daylight within the building.



CO-OP, Wellingborough (Gutter)



Groveside School, Reading (Felt Upstand Detailing)

Crowne Plaza, Nottingham (Barrelled Rooflights)



Typical applications

- Gutter lining and refurbishment
- Rooflight replacement
- Rainwater goods and outlet upgrades
- Flashings and cappings
- Valley gutters
- Parapets and junctions
- Leak prevention detailing

Key benefits

- Addresses common causes of water ingress
- Extends the life of existing roof systems
- Improves drainage performance
- Reduces reactive maintenance calls
- Can be combined with wider roof refurbishment



Section 9 Specialist Access, Scaffold, Plant & Logistics Systems

Safe and efficient access is critical to successful roofing and cladding works. Phoenix Consortia’s capability includes access planning, scaffold coordination, plant, fleet, Hiab support and practical logistics for complex and restricted sites.

This capability allows works to be delivered in city centres, live retail parks, hospitals, hotels, shopping centres, industrial facilities and occupied commercial sites. The ability to manage materials, waste, edge protection, internal protection and site movement is central to reducing disruption and maintaining programme control.

Marriott, Manchester



Project examples

- DoubleTree, Manchester
- Hilton, Manchester
- Notcutts, Solihull
- Marriott, Manchester

Every project is carefully planned and coordinated from pre-construction through to completion, with health and safety at the forefront. Our in-house scaffold team and extensive fleet, including HIAB crane lorries, cherry pickers and vans, provide flexible access and logistics solutions for projects of all sizes and locations.

Typical applications

- In-house scaffold and access support
- Edge protection
- Scaffold towers and working platforms
- Hiab deliveries and waste removal
- Restricted access sites
- City-centre logistics
- Internal protection for live buildings



Notcutts, Solihull

Key benefits

- Safer project delivery
- Better programme control
- Reduced reliance on multiple subcontract interfaces
- Improved coordination around live operations
- Faster and more practical mobilisation



Section 10 Planned Maintenance, Reactive Repairs & Long-Term Asset Support

Not every client needs a full refurbishment immediately. Many require a trusted roofing and cladding partner who can assess, maintain, repair and extend the life of their existing estate.

We support clients with reactive leak response, planned maintenance, roof inspections, defect diagnosis, phased repair strategies, budget planning and long-term refurbishment programmes. This is particularly valuable for multi-site property portfolios, landlords, managing agents, retailers, hotel groups, leisure operators, healthcare estates and industrial clients.

Project examples

- Worcestershire Royal Hospital
- West Cumberland Hospital
- Keele University

Regular maintenance and condition surveys help protect roof performance and identify potential issues before they become more serious. Our planned maintenance packages can include gutter cleaning, roof inspections and detailed reporting, helping clients manage their estates and plan future works effectively.

Typical applications

- Reactive leak repairs
- Planned roof maintenance
- Annual or periodic roof inspections
- Gutter cleaning and remedial works
- Minor works and patch repairs
- Portfolio condition reviews
- Budget planning for future replacement

Key benefits

- Reduces unexpected failures
- Helps prioritise spend
- Extends roof lifespan
- Supports compliance and asset management
- Provides a clear route from repair to replacement when needed

Bringing you everything together under one roof.

Phoenix Consortia combines technical roofing and cladding knowledge with the operational capability required to deliver works safely across complex client environments. With experience across national retailers, healthcare estates, hotels, industrial facilities, distribution centres, shopping centres and commercial properties, our teams provide practical, durable and well-managed solutions from survey through to completion.

Whether the requirement is a one-off repair, a major refurbishment, an asbestos roof replacement, a full over-cladding scheme or a planned maintenance programme, SPV Special Projects and Howard Evans Roofing & Cladding provide the scale, skill and reliability clients need to protect their buildings for the long term.



Planning works across a live, multi-site or technically challenging property portfolio?

Speak to Phoenix Consortia about roof surveys, refurbishment planning, leak resolution, cladding works, asbestos roof replacement or long-term maintenance support.

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