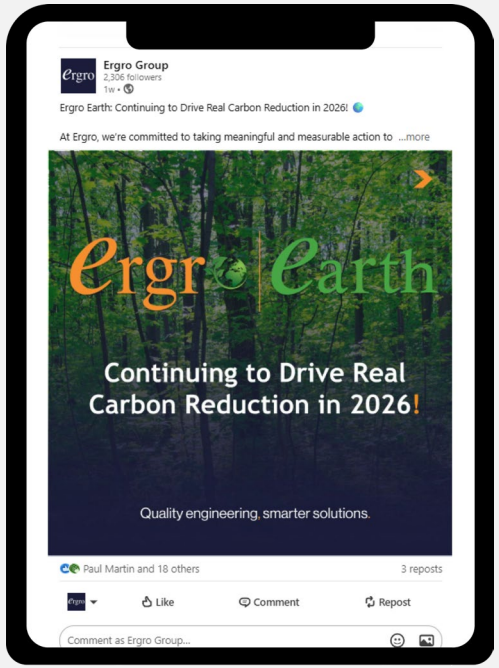
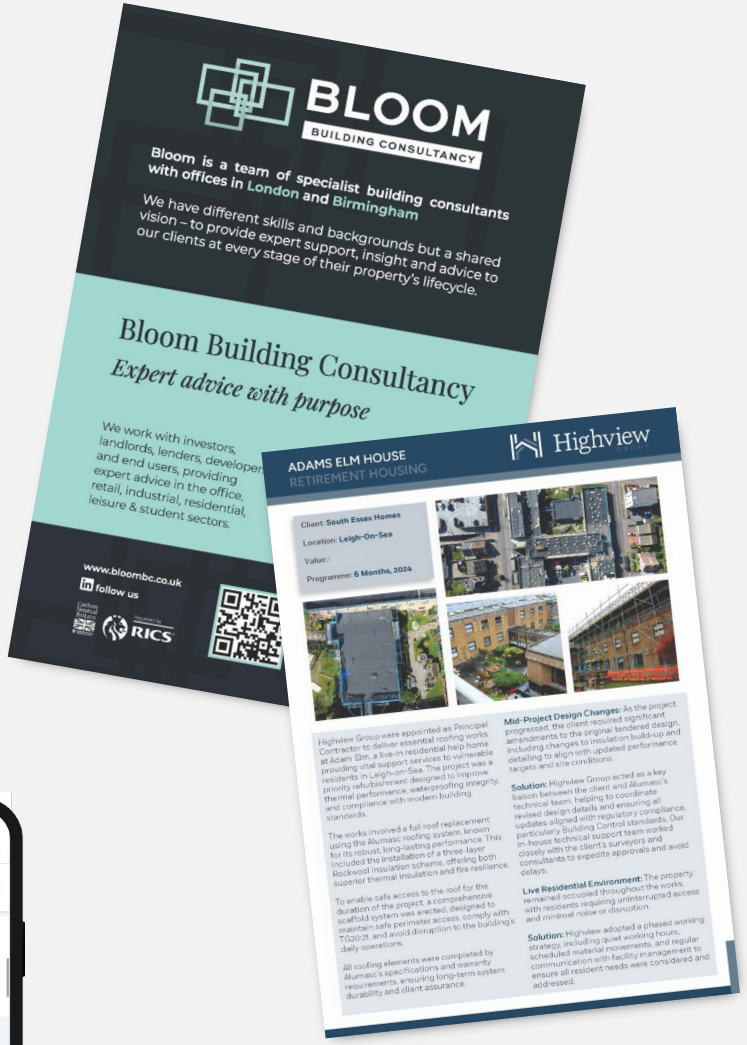

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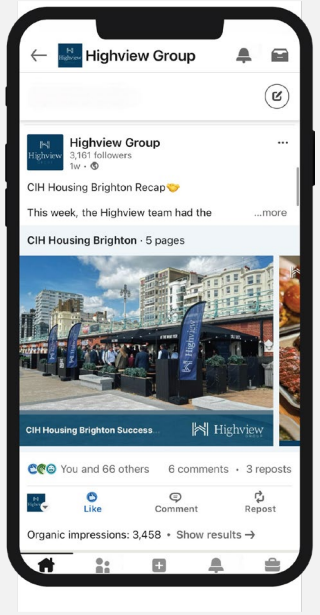

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RICS
ADAMS ELM HOUSE
RETIREMENT HOUSING
Highview
Client: South Essex Homes
Location: Leigh-On-Sea
Value:
Programme: 6 Months, 2024
Highview Group were appointed as Principal Contractor to deliver essential roofing works at Adam Elm, a live-in residential help home providing vital support services to vulnerable residents in Leigh-on-Sea. The project was a priority refurbishment designed to improve thermal performance, waterproofing integrity, and compliance with modern building standards.
The works involved a full roof replacement using the Alumasc roofing system, known for its robust, long-lasting performance. This included the installation of a three-layer bockwool insulation scheme, offering both superior thermal insulation and fire resilience.
To enable safe access to the roof for the duration of the project, a comprehensive scaffold system was erected, designed to maintain safe perimeter access, comply with TG20:21, and avoid disruption to the building's daily operations.
All roofing elements were completed by Alumasc's specifications and warranty requirements, ensuring long-term system durability and client assurance.
Mid-Project Design Changes: As the project progressed, the client required significant amendments to the original tendered design, including changes to insulation build-up and detailing to align with updated performance targets and site conditions.
Solution: Highview Group acted as a key liaison between the client and Alumasc's technical team, helping to coordinate revised design details and ensuring all updates aligned with regulatory compliance, particularly Building Control standards. Our in-house technical support team worked closely with the client's surveyors and consultants to expedite approvals and avoid delays.
Live Residential Environment: The property remained occupied throughout the works, with residents requiring uninterrupted access and minimal noise or disruption.
Solution: Highview adopted a phased working strategy, including quiet working hours, scheduled material movements, and regular communication with facility management to ensure all resident needs were considered and addressed.


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mith
ts Director
01622 535816
07123 456789
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