



CASE STUDY: RETAIL

MERRY HILL SHOPPING CENTRE, DUDLEY

- Removal and disposal of existing flat roof, replacement with Tremco Hi-therm bitumen roofing system. Everlast was appointed main contractor for the entire 44,000m² flat roof, with the work undertaken in pre-agreed phases over an 8-year period.
- We provided a 20-year warranty for the whole roof, rather than separate warranties for each phase, creating in effect an extended warranty of 28-years for the first phases of work.
- The shopping centre remained open throughout.

FACT FILE

Client:	Westfields Group
Project:	Flat roof replacement
Building:	Shopping centre
Timescale:	Phased project 2005-2013
Products used:	Tremco Hi-Therm bitumen roofing solution; Roof-Pro cable containment systems
Value:	£7m+ over the entire project

THE CHALLENGE

With a total retail floorspace of over 150,000m² housing over 200 stores, Merry Hill is the eighth largest shopping complex in the UK. Developed between 1985 and 1990, in subsequent years the site has seen several expansion and renovation projects. One of these was the replacement of the 44,000m² flat roof, for which Everlast was appointed as the main contractor.

Due to the scale of the project, it was agreed from the outset that the work would be carried out in approximately equal phases over an eight-year time frame. The shopping centre remained open throughout the works, which presented considerable logistical and Health & Safety challenges.

Completed Tremco BUR felt roof installation



New cable management support structure installed allowing ease of roof maintenance

THE APPROACH

Throughout the project we partnered with Tremco, suppliers of the BBA certified hi-therm dynamic roofing system used across the roof's 44,000m². Offering superior movement and high elasticity, the products abrasion and tear resistance, impermeability, soft texture, and slip resistance created an extremely robust and durable finish. Our project design included removal of old cable containment trays and replacement with prefabricated Roof-Pro alternatives. These provide maximum stability and flexibility (allowing for future repositioning of cables) without penetrating the new roofing membrane. As part of the renovation we also coated existing gutters with a Tremco Liquid Waterproofing System (LWS).

Working in a live shopping environment called for close communication between all parties. We kept everyone informed of scheduled works and likely impacts via daily briefing meetings with the centre manager, and tenants received regular bulletins and visits from our site manager. We put extensive Health & Safety measures in place to protect customers, staff and the workforce both in and outside the centre and took steps to minimise other potential negative impacts on the retail environment. These included scheduling works that necessitated interruptions to the power supply or were noisy (such as stripping out old materials), outside opening hours.

THE OUTCOME

All phases of the re-roofing works were completed in a timely and efficient manner and within the agreed eight years. A key element of our original proposal was that the material and workmanship warranty would apply from the start of phase one but the 20-year warranty period, covering the whole roof area, would begin when the final phase was complete. This in effect created an extended warranty spanning 28-years from beginning to end.

"Merry Hill has worked with Everlast for a number of years," commented the client's Building Service Manager. "They provide great service at a great price, and we can rely on them to take care of everything on site and keep disruption to a minimum. They just get on with the job and know how to solve problems quickly."

Cable mangement tray being installed





*Aerial view of the shopping centre
showing extent of reroofing*

BUILDING THE FUTURE TOGETHER

Established in 1999 Everlast is now respected as one of the UK's leading specialist construction companies across all sectors including, commercial, retail, healthcare, industrial, and residential.

We deliver a valuable and enduring difference for the built environment, holding safety, innovation, and sustainability at the heart of everything we do.

Building open and trusted relationships with clients, partners, and employees, within a rewarding and enjoyable culture that enables everyone to prosper and share success.

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