

## CASE STUDY

# £900k Saved in Critical Hospital Roof Upgrade



Garland System  
**Dura-Coat**

Sector  
**Healthcare**

Client  
**Circle Health Group**

Site  
**The Cavell Hospital**



Located in Enfield, **The Cavell Hospital** is a key facility for **Circle Health Group**. Spanning over **1,000 square metres**, the building's existing mastic asphalt roof had reached a critical state of disrepair, causing water ingress and internal damage.

Faced with a significant refurbishment challenge, Circle Health Group turned to its long-term partner, **Garland UK**, to deliver a durable, cost-effective waterproofing solution that aligned with stringent budget constraints and compliance standards.

## Challenge

The existing warm roof system, composed of mastic asphalt over mineral wool insulation, exhibited widespread failure. Thermal shock had caused surface shrinkage and cracking, particularly around internal gutters and service penetrations. Water ingress was widespread, and several plant installations penetrated the waterproofing system, further complicating refurbishment efforts.

Initial projections feared the replacement of roof-mounted plant equipment could increase the total cost of the project by up to £1 million. With these logistical and financial barriers in place, the client needed a creative approach to achieve refurbishment without incurring excessive cost or operational disruption.



**Before**

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## Solution

Garland UK's technical team, led by Technical Manager Alex Kitis, implemented a service-led approach starting with a detailed roof condition survey that provided clear and accurate data for targeted specification. A comprehensive moisture scan was conducted, precisely mapping areas of saturation. This revealed that only 20% of the roof required full strip and replacement, while under 50% of the existing substrate could be retained under building control repair rules, avoiding a full thermal upgrade.

Crucially, this survey enabled the project to proceed with minimal disturbance to the plant equipment. Instead of a full removal, which would have added approximately £1 million to the budget, strategic isolation of plant units allowed for works to proceed with only minor relocation. This reduced plant-related costs to under £100,000, a saving of over 90%. These savings were made possible by the Dura-Coat system's ability to be easily applied under and around complex plant penetrations without the need for disassembly, making it ideal for intricate roof layouts with heavy detailing.

The Garland-specified **Dura-Coat** PUMA liquid waterproofing system was the ideal solution for overlaying the remaining sections of the existing roof, thanks to its effective crack-bridging properties and rapid 30-minute curing time. For stripped areas, a new build-up incorporating a vapour barrier and 120mm PIR infill insulation with tapered insulation to the gutters was installed to promote water runoff through the congested internal gutters.

Installed by Approved Contractor, Evolution Contracts, the system provided a seamless, high-performance waterproofing layer with superior flexibility and durability, perfectly suited to the busy hospital environment. All works were fully monitored under Garland UK's rigorous quality assurance program, with twice-weekly site inspections and full digital reporting via the RAMP (Roof Asset Management Programme) portal.

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## Outcome

The completed project delivered a watertight, compliant roofing system on time and on budget. Through expert diagnostics, collaborative planning, and a high-performance Garland system, Circle Health Group ensured the hospital could remain fully operational throughout the works, avoided significant cost escalations, reduced risk, and secured the long-term performance of a vital clinical building.

Technical Manager, Alex Kitis adds, ***"This was a complex and highly constrained project, where every decision needed to balance clinical operational needs, structural performance, and financial limits. Our goal was to develop a solution that delivered maximum value for the client, not just for today, but for the life of the building. We're proud to have supported Circle Health Group in achieving the best possible outcome for both the building and their business."***

By using Dura-Coat's detail-friendly application, Garland UK helped Circle Health Group avoid the full removal and reinstatement of critical plant services, delivering the same functional outcome at under 10% of the projected cost. The result was a future-proof roofing solution backed by Garland UK's comprehensive **20 year Single-Point Guarantee**, ensuring peace of mind for Circle Health Group and setting a new benchmark for cost-efficient asset management in the healthcare sector.

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