

## KEY FEATURES AND BENEFITS OF HIGH QUALITY OVERCLADDING

The key features and benefits of adopting a high-quality approach to refurbishment are addressed in the following inter-related bullet points:

- **LONGEVITY** – a high-quality system lasts 2 and 3 times longer than mid- and low-quality systems respectively
- **APPEARANCE** – every overcladding system should remain pristine throughout its life expectancy but it is proven that low- and mid-quality systems quickly deteriorate long before, appearing dirty and unappealing within a few years. A high-quality system has an in-built water management system, self-cleaning surfaces and no visible face-fixing thereby retaining an attractive, desirable appearance throughout its 60 year life, withstanding close inspection. Low- and mid-quality systems have no water management and/or are faced-fixed, resulting in rapid pattern staining and a sub-standard, undesirable appearance
- **LOWEST COST** – a high-quality system has the highest initial capital cost but the greatly extended longevity results in the lowest year-on-year and whole-life costs. High-quality systems are therefore by far the most economic (up to 2/3<sup>rd</sup> less) over their lifetime
- **PROVEN PERFORMANCE** – overcladding has been around for 30 years, consequently the varied performance of different systems is evident and widespread. Many past low-cost overclad projects have already been re-overclad. Those remaining look drab and little better than the original construction. In contrast, there are a number of examples of 20+ year-old high-quality systems looking as good as the day they were constructed showing no signs of deterioration
- **DEMAND** – the desirable ‘in-service’ appearance sustained throughout the service life of high-quality overcladding ensures high long-term demand for the quality accommodation provided
- **THERMAL PERFORMANCE** – windows are the most sensitive element determining a building’s thermal performance (walls can achieve the same U value for each of the low-to-high-quality systems presently available). High-quality composite integrated windows readily exceed current building regulation standards by up to 30% thus reducing heating energy costs and carbon emissions. The same cannot be said of typical uPVC windows installed in low-to-mid-quality envelope systems. Windows in our 20-year-old high-quality projects still exceed today’s standards
- **SINGLE POINT RESPONSIBILITY** – this is typically the preserve of those providing high-quality solutions, wherein single point responsibility is taken for all aspects of a project from design through to completion, as opposed to a combination of system suppliers, main contractors and installers more usually seen in low-to-mid-quality systems. The single point responsibility is readily extended to include the repair of the existing structure, its ability to withstand the imposed loads and its long-term integrity once overclad – this is highly desirable from the purchasing authority’s perspective as each element of existing and new is mutually dependent upon the other for long-term performance
- **WARRANTY** – as a consequence of single point responsibility, a warranty of 20 years is available for high-quality overcladding compared to manufacturer’s warranties of c.10 years for lower-quality systems

- **SUSTAINABILITY** – high-quality aluminium rainscreen is the most environmentally sustainable option. It is made from 65% recycled aluminium, the balance being manufactured from hydro-electric sources. The entire rainscreen is 95% recyclable and re-usable at the end of its useful life, thus has by far the lowest environmental impact compared with lower-quality systems
- **LOWEST CARBON COST** – the greatly extended life expectancy of a high-quality system versus other options means that the carbon cost of refurbishment is amortised over a much longer period resulting in the lowest carbon cost
- **CONSTRUCTION** – a high-quality system is fully-engineered and manufactured off-site to enable simple, rapid installation on-site thereby minimising disruption to tenants and associated risks to operatives and ensuring predictability in meeting the required delivery programme
- **MAINTENANCE** – for high-quality systems there are no gaskets or sealants requiring periodic replacement, thus maintenance costs are eliminated. Both render and board systems require an on-going programme of scheduled maintenance
- **QUALITY-ASSURANCE** – aluminium rainscreen panels and high-quality windows are designed, sized, specified and fully -fabricated off-site and are quality-assured at the point of manufacture. This ensures a high-quality finished product with reduced reliance upon on-site trade skills
- **CDM** – high-quality overcladding has a life expectancy three times that of low-quality overcladding. By adopting a high-quality approach to refurbishment, disruption to occupants and risks to tenants and operatives is minimised to once every 60 years (the life expectancy of a high-quality system) rather than every 20 years (the life expectancy of a low-quality system)
- **BEST VALUE** – *‘The mission is to deliver the lowest cost solution which meets all the required performance levels and retains a quality, desirable appearance throughout the anticipated service life of the overcladding system’*. **This is achieved through sound investment in a high-quality overcladding system, wherein the tenants will benefit from a refurbished building that will remain pristine in appearance, requiring no maintenance, for generations to come. The quality accommodation provided will enhance the community and ensure long-term demand, increasing the building’s asset value to the Housing Association or Local Authority and securing its long-term future.**