

A PROCTOR GROUP LTD.

REPORT ON ROOFSHIELD AIR PERMEABLE ROOFING SYSTEM COMPARED TO VENTILATED ROOFING SYSTEM

COST SUMMARIES

FOR

TILE AND SLATE ROOFING ALTERNATIVES

OCTOBER 2019



COMPARISON REPORT ON ROOFSHIELD ROOFING SYSTEM

1.0 INTRODUCTION

We were requested by A Proctor Group Ltd. to demonstrate the advantages of the Roofshield Air Permeable roofing membrane over a ventilated roof.

2.0 SCENARIO

The costed example is for a large domestic type building having a number of separate roof voids and dormers.

3.0 AUTHOR

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4.0 COSTS

Costs are based upon recent tender costs for similar projects, current at the date of the report (Appendix A General House Type 1 (Three Bed) and Appendix B General House Type 2 (Four Bed)).

5.0 OTHER BENEFITS

In addition to cost savings, we consider the simpler detailing and construction will have additional direct and indirect benefits in the use of the Roofshield System.

6.0 LIMITATIONS

The report is for the use only of the party to whom it is addressed and no responsibility will be accepted to any third party for the whole or any part of its contents.

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APPENDIX A - GENERAL HOUSE TYPE 1 (THREE BED)



Comparision between a concrete tile roof using airtight underlay with roof ventilation system or Roofshield air permeable underlay

Item	Description	Unit	Ven	tilated Sys	stem	Roo	fshield Sys		Difference
ILEIII	Description	Oilit	Quantity	Rate	£	Quantity	Rate	£	£
	INTERLOCKING TILE ROOFING (Dry Fix System)								
	Supply and lay underslating felt								
1	to any pitch	m2	124	1.77	219.48	124	3.42	424.08	+ 204.60
2	adddional layer at valleys, ridges etc.	m2	17	1.77	30.09	17	3.42	58.14	+ 28.05
	Marley Modern tiling on battens and airtight underslating felt								
3	35 degree pitch	m2	9	15.38	138.42	9	15.38	138.42	
4	40 degree pitch	m2	115	15.38	1,768.70	115	15.38	1,768.70	
5	eaves	m	22	2.10	46.20	22	2.10	46.20	
6	verge	m	32	11.90	380.80	32	11.90	380.80	
	Gutters; zinc								
7	sloping valley	m	7	48.48	339.36	7	48.48	339.36	
8	sloping/horizontal valley	m	8	48.48	387.84	8	48.48	387.84	
9	secret gutter	m	9	53.10	477.90	9	53.10	477.90	
	Ridge cappings								
10	dry ventilated ridge	m	10	21.19	211.90	10	21.19	211.90	
	Vapour Control Layer								
11	polythene vapour barrier to underside of roof ties; taped and sealed joints; sealing around penetrations	m2	124	2.96	367.04	124	-	_	- 367.04
12	extra for air tight loft hatch	nr	1	17.70	17.70	1	-	-	- 17.70
	Totals				4,385.43			4,233.34	

Amount of Saving using the Roofshield System (Equivalent to £1.23 per m² of roof area)

APPENDIX A - GENERAL HOUSE TYPE 1 (THREE BED)



Comparision between a slate roofed building using airtight underlay with roof ventilation system or Roofshield air permeable underlay

Item	Description	Unit	Ven	tilated Sys		Roo	fshield Sy		Diff	Difference
	Description	Oilit	Quantity	Rate	£	Quantity	Rate	£		£
	SLATE ROOFING									
	Supply and lay underslating felt									
26	to any pitch	m2	124	1.77	219.48	124	3.42	424.08	+	204.60
27	adddional layer at valleys, ridges etc.	m2	17	1.77	30.09	17	3.42	58.14	+	28.05
	Supply and fix Cupa 3 Spanish slates									
28	35 degree pitch	m2	9	96.53	868.77	9	96.53	868.77		
29	40 degree pitch	m2	115	96.53	11,100.95	115	96.53	11,100.95		
30	extra; additional cost for eaves	m	22	12.10	266.20	22	12.10	266.20		
31	extra; additional cost for verge	m	32	2.30	73.60	32	2.30	73.60		
	Gutters; code 5 lead									
32	sloping/horizontal valley	m	8	135.64	1,085.12	8	135.64	1,085.12		
33	secret gutter	m	9	79.61	716.49	9	79.61	716.49		
	Ridge cappings									
34	lead capping with ridge roll	m	10	114.90	1,149.00	10	114.90	1,149.00		
	Supply and fit ventilators									
35	high level slate vents; 1 per 2m of ridge	nr	5	23.60	118.00	5	-	-	-	118.00
	Vapour Control Layer									
36	polythene vapour barrier to underside of roof ties; taped and sealed joints; sealing around penetrations	m2	124	2.96	367.04	124	-	_	_	367.04
37	extra for air tight loft hatch	nr	1	17.70	17.70	2	-	-	-	17.70
	Totals				16,012.44			15,742.35		

Amount of Saving using the Roofshield System (Equivalent to £2.18 per m² of roof area)

APPENDIX B - GENERAL HOUSE TYPE 2 (FOUR BED)



Comparision between a concrete tile roof using airtight underlay with roof ventilation system or Roofshield air permeable underlay

Item	Description	Unit	Ventilated System			Roofshield System			Difference
Item	Description	Oilit	Quantity	Rate	£	Quantity	Rate	£	£
	INTERLOCKING TILE ROOFING (Dry Fix System)								
	Supply and lay underslating felt								
1	to any pitch	m2	168	1.77	297.36	168	3.42	574.56	+ 277.20
2	adddional layer at valleys, ridges etc.	m2	23	1.77	40.71	23	3.42	78.66	+ 37.95
	Marley Modern tiling on battens and airtight underslating felt								
3	22 degree pitch	m2	8	15.38	123.04	8	15.38	123.04	
4	45 degree pitch	m2	160	15.38	2,460.80	160	15.38	2,460.80	
5	eaves	m	27	2.10	56.70	27	2.10	56.70	
6	verge	m	30	11.90	357.00	30	11.90	357.00	
	Gutters; zinc								
7	sloping valley	m	17	48.48	824.16	17	48.48	824.16	
8	sloping/horizontal valley	m	8	48.48	387.84	8	48.48	387.84	
	Ridge cappings								
10	dry ventilated ridge	m	21	21.19	444.99	21	21.19	444.99	
	Vapour Control Layer								
11	polythene vapour barrier to underside of roof ties; taped and sealed joints; sealing around penetrations	m2	168	2.96	497.28	168	-	_	- 497.28
12	extra for air tight loft hatch	nr	1	17.70	17.70	-	-	-	- 17.70
	Totals				5,507.58			5,307.75	

Amount of Saving using the Roofshield System (Equivalent to £1.19 per m² of roof area)

APPENDIX B - GENERAL HOUSE TYPE 2 (FOUR BED)



Comparision between a slate roofed building using airtight underlay with roof ventilation system or Roofshield air permeable underlay

Item	Description	Unit	Ven	tilated Sys	stem	Roo	fshield Sy	stem	Difference
Item	Description	Oilit	Quantity	Rate	£	Quantity	Rate	£	£
	SLATE ROOFING								
	Supply and lay underslating felt								
26	to any pitch	m2	168	1.77	297.36	168	3.42	574.56	+ 277.20
27	adddional layer at valleys, ridges etc.	m2	23	1.77	40.71	23	3.42	78.66	+ 37.95
	Supply and fix Cupa 3 Spanish slates								
28	22 degree pitch	m2	8	96.53	772.24	8	96.53	772.24	
29	45 degree pitch	m2	160	96.53	15,444.80	160	96.53	15,444.80	
30	extra; additional cost for eaves	m	27	12.10	326.70	27	12.10	326.70	
31	extra; additional cost for verge	m	30	2.30	69.00	30	2.30	69.00	
	Gutters; code 5 lead								
32	sloping/horizontal valley	m	8	135.64	1,085.12	8	135.64	1,085.12	
	Ridge cappings								
34	lead capping with ridge roll	m	21	114.90	2,412.90	21	114.90	2,412.90	
	Supply and fit ventilators								
35	high level slate vents; 1 per 2m of ridge	nr	11	23.60	259.60	11	-	-	- 259.60
	Vapour Control Layer								
36	polythene vapour barrier to underside of roof ties; taped and sealed joints; sealing around penetrations	m2	168	2.96	497.28	168	-	-	- 497.28
37	extra for air tight loft hatch	nr	1	17.70	17.70	-	-	-	- 17.70
	Totals				21,223.41			20,763.98	

Amount of Saving using the Roofshield System (Equivalent to £2.73 per m² of roof area)