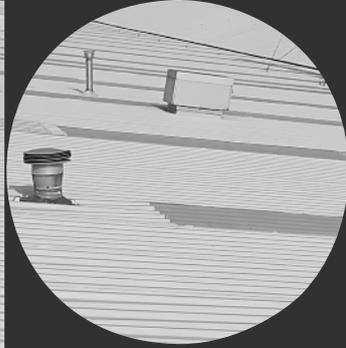
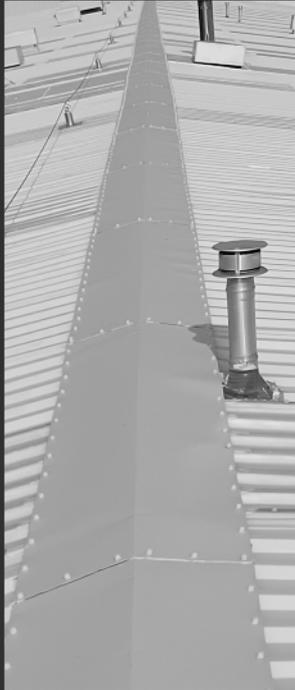


# Rooflock<sup>®</sup> Systems

## Metal Roof Refurbishment





# Rooflock:



Since 2011, Rooflock systems have been proved in every type of roof refurbishment, protecting assets and investments with guaranteed waterproofing and coating systems for flat roofs, pitched roofs and gutters.

Whether you are undertaking a full dilapidations refurbishment or a small scale repair to your building, we have the knowledge and expertise to make the project easier for you.

- Complete specification support for roofs, gutters and walls
- Installation by approved contractors
- Comprehensive warranty and insurance options
- Developing odourless and solvent free technologies
- Waterproofing systems that are easy to use



## Complete specification support

We understand the needs of building surveyors and engineers, and Rooflock's experienced technical team provide full specification guidance and support through the entire refurbishment or dilapidations process.

- Initial onsite survey assistance for condition reports, evidence-based dilapidations claims, and specification guidance
- Project management support and installation by trained Rooflock Partner Contractors
- Project sign-off and warranty





# Why refurbish an aged metal roof?

If your metal roof is aged and exhibiting early stages of delamination and corrosion, you need to act.

Install new metal sheets? Or recoat the existing roof with today's coatings technologies?

This article is intended to guide you through the decision, clearly setting out the benefits and drawbacks of each option.

Modern high-performance coating systems, with rust inhibiting properties, are often the lowest cost, but an over-sheet is the only option if the existing roof sheets have extensive rust and perforations.

## High Performance Coating

- ✓ Cost may be claimed under decorations covenant
- ✓ Warranty up to 20 years
- ✓ Increased market value
- ✓ Lower cost than an over-sheet
- ✓ Building can still be actively used during the process
- ✓ Less disruption and noise during installation than over-sheet
- X** No change to thermal performance

The costs to apply a new coating to the roof can often be recovered in dilapidation claims under decorations covenants



## Over-sheet

- ✓ Improved thermal performance
- ✓ Increased market value
- ✓ Warranty 25+ years
- ✓ Building can still be actively used during the process
- X** More disruption and noise during installation compared to coating
- X** Higher cost than a coating
- X** Weight approx 10kg per sq metre – needs structural engineer

Over-sheet is the only option if the existing roof sheets have extensive rust and perforations



# Rooflock<sup>®</sup> Twelve HR

## For Metal Cladding & Roofs

Rooflock Twelve HR for metal cladding and roofs is a UV stable, aliphatic coating system for refurbishing metal pitched roofs and walls, that is appreciated by specifiers for its superior aesthetics and by contractors for its ease of use.

### A guaranteed roof system

With warranties of 10 to 20 years available, you have the assurance of a high performance and durable roof system. (For projects requiring a warranty, Rooflock technical team must be consulted prior to commencement of project.)

### Superior aesthetics

The durable, semi-gloss UV stable finish provides superior aesthetics and a neat smooth appearance that does not yellow or chalk off over time.

### No catalyst required - saves time and labour with quick cure speeds

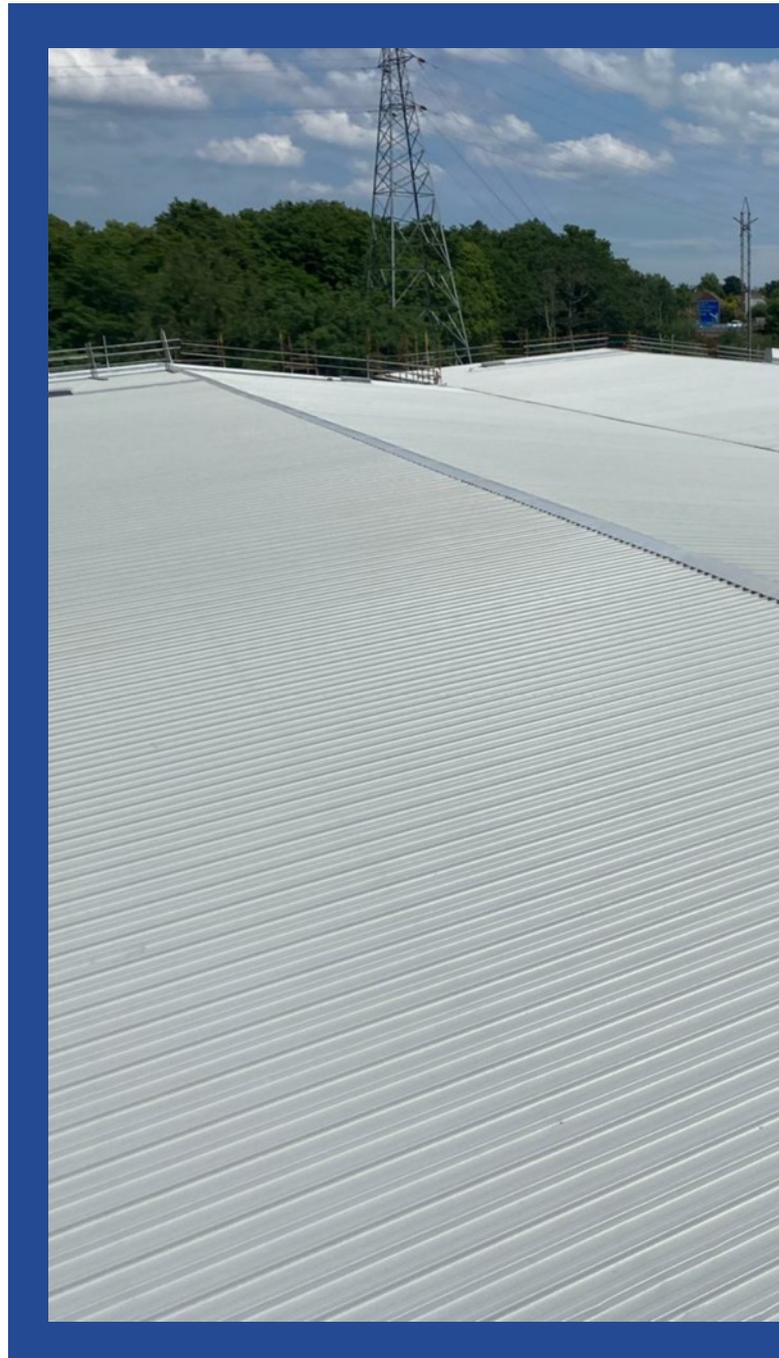
The cure time of Rooflock Twelve HR cures quickly and the dry time is approx 2 hours at 20°C. There is no requirement for a separate catalyst, saving time and labour costs.

### Low viscosity – very easy to use

The low viscosity easy-to-use formulation gives significant time savings compared to other coating types. It is applied using either brush and roller or airless spraying techniques. When using spray application, installation is rapid and weather-related delays are reduced.

### Environmental

Rooflock Twelve HR coating does not contain plasticisers, eliminating the risk of waterway contamination, and ensuring that the system does not go brittle over time.



# Rooflock<sup>®</sup> Twelve HR

For Metal Cladding & Roofs

## Benefits

- Guaranteed roof system – upto 20 years warranties\* available
- Superior aesthetics from the durable, semi-gloss UV stable finish
- No catalyst required – saves time and labour with quick cure speeds
- Low viscosity – very easy to use
- Very high scratch resistance
- Free from plasticisers
  - reduces pollution of waterways
  - remains flexible and does not go brittle over time
- Compatible with almost all metal roof substrates
- \* For projects requiring a warranty, Rooflock technical team must be consulted prior to commencement of project

## Substrates

- Steel
- Aluminium
- Zinc
- Coated steel
- Plastisol based coatings



# Rolls Royce, Ansty

**CASE STUDY:** The original plastisol coating on this 14,000m<sup>2</sup> metal roof dated from the mid 1990s and was beginning to delaminate, so the client acted quickly to recoat the roof and thus avoid costly replacement in the future.

Client: Integral

Contractor: Synergy RSC Ltd



# BAE Systems, Broadoak

**CASE STUDY:** As part of BAE Systems drive to reduce carbon footprint, there is an ongoing programme to install PV panels on suitable roofs in their property portfolios. Rooflock Twelve HR Metal Roof 20 year coating system was specified for this 6000m<sup>2</sup> metal roof to ensure that the existing metal roof will continue to perform for the duration of the PV panel lifespan.



# Blackness Road Estate, Aberdeen

**CASE STUDY:** The dilapidations refurbishment project required complete refurbishment of the profiled roof and wall cladding to halt corrosion and degradation.

Rooflock Twelve HR was specified due to the longevity that its 2-component formulation provides, despite the very close proximity to the sea. Area: 7000sqm.

Client: TFT Chartered Surveyors (Edinburgh)

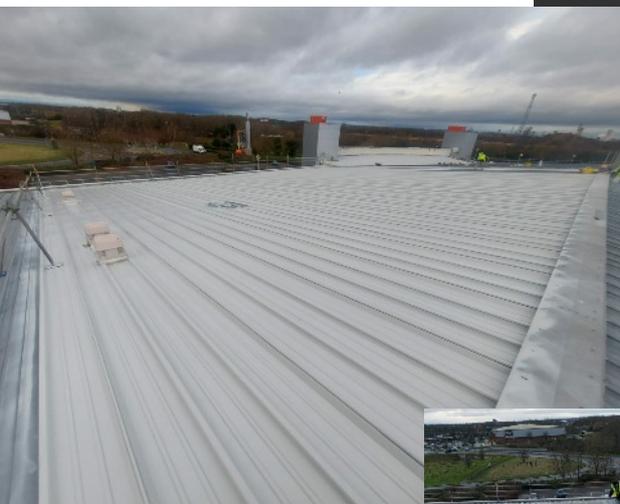
Contractor: McConnell Roofing



# Dixons Carphone PLC

**CASE STUDY:** This 5000m<sup>2</sup> standing seam steel roof required full refurbishment and Rooflock Twelve HR coating system was chosen by WPL Consulting LLP (Leeds) for a combination of its performance, aesthetics and cost effectiveness. Additionally, a latent defect insurance policy was provided to give the building owner complete peace of mind for the full warranty duration.

Surveyor/ Project Management: WPL Consulting LLP (Leeds)  
Contractor: Oakwood Contracts Ltd



## Hollywood Bowl, Stockton-on-Tees

**CASE STUDY:** Works ongoing - Jan 2024. During the dilapidations refurbishment of this 5000m<sup>2</sup> metal roof, Rooflock Twelve HR Metal Roof coating system was specified for its ease of application during winter months.



# Ever considered coating an asbestos cement roof?



[rooflock.com/asbestos](https://www.rooflock.com/asbestos)



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