



CARDO

Roofing Case Study

PROJECT

CLIENT

LOCATION

SECTOR

SCOPE

VALUE

TIMESCALE

OVERVIEW

Hyde Housing Association

Across London and Kent

Social Housing

Pitched and flat roofing to street properties and residential blocks

£8m

May 2021 – April 2026



CARDO



Project Details

Hyde's housing stock is widely varied and includes scattered street properties, heritage properties, assisted living facilities, residential blocks (including tower blocks) and commercial units.

For example, **Curlew Crescent** is an assisted living facility for adults with learning disabilities and autism.

Bedford Place is a Grade II Listed 3-storey manor house originally constructed in 1850 which has been converted into multi-flat housing. Its main loft area had been converted into a flat, meaning the roofing works were likely to cause significant disruption to the living space beneath.

Pakington House is located in a densely-populated residential area, and **Lockwood House** is a prominent residential property adjacent to the iconic Oval cricket ground.

Due to the varied nature of properties and sensitive locations, careful planning and coordination was essential to the successful delivery of each project.



Scope of Works

Pitched roof works to **Curlew Crescent** were carried out using Weinerberger Sandtoft Double Roman interlocking concrete roof tiles. Cardo's Site Manager liaised daily with the Scheme Manager to inform of our daily activities, ensuring the team developed positive relations with service users and their carers, and minimising potential distress caused by construction works disruption and noise.

Handmade Weinerberger Sandtoft clay roof tiles were selected for works to **Bedford Place**, as they could be laid to the required 50-60° pitch and matched the existing aesthetic. A bespoke tin-hat scaffold design was required to prevent water ingress during the works, and our Site Manager liaised with residents daily to provide advance notice of our activities, making every effort to minimise disruption.

Our works to **Lockwood House** comprised chimney stack repairs and liquid waterproofing to its gutters. The team closely monitored the winter weather conditions to stay within Bauder's parameters for this, and repairs were sensitively undertaken to ensure the property blended aesthetically with the surrounding buildings.

Liquid coatings were also applied to the **Pakington House** gutters, with Sandtoft Double Pantile concrete tiles used for the pitched roof coverings. Careful coordination of deliveries to the site were required to minimise disruption to the local roads.



The Results

Outcome	Key Result
Programme Delivery	Successful execution of this large-scale, 5-year roofing framework
Key Successes	Strong communication between Cardo's contract team and the client's Contracts Manager and Quantity Surveyor was key to addressing any issues which arose, while use of EasyBOP works management system provided Hyde with transparent reports and negated the need for further site visits.
Resident & Client Satisfaction	Cardo achieved an overall satisfaction rating of 97.4% from both client and residents, with a 99.7% resident satisfaction score recorded in Pakington House and Lockwood House.
Value Delivered	Successful management of the £8m budget , demonstrating cost-effective, large-scale delivery for the housing association.