



case study

Beech House, Crawley

ABS Network Solutions Ltd

Result:

Set Square's prompt response and business-focussed assisted the Client to develop Business Continuity Plans involving the immediate relocation of all staff off site, the protection of essential services from water ingress, and the provision of temporary covers at roof level to make the building watertight. Set Square's analysis of the cause of defect secured full recovery of cost of works from Insurers.

Project:

Set Square had been advising the Client on dilapidations liabilities on termination of the lease some 2 years in the future, and particularly about maintaining the roof to prevent the need for its replacement. We were advised one morning that water ingress had occurred after a short shower despite the roof being in relatively good condition.

Set Square visited site a few hours later to find 75% of the roof covering had shredded, exposing the building to the elements. The Client was immediately put on notice as to the potential devastation should heavy rain occur with the recommendation that the business be moved immediately. Staff had packed and were in temporary accommodation by the end of the day. Essential services (IT and telephone) were protected to assist staff to work from home.

Solution:

Investigations were undertaken with the assistance of a forensic laboratory to establish the cause of the sudden failure of the roof covering. Set Square concluded this had been caused by thermal shock on brittle and cold roof elements, causing fracture of the materials. This analysis was accepted by insurers and Set Square were instructed to organize the replacement of the complete roof covering at a cost of £72k.