



Roofing for **Non-Trad Homes**  
Including Cornish Units, BISFs, Reema and Hawksley Properties







## Roofing for Non-Trads: The Metrotile Benefits

- Lightweight tiles ensure reduced strain on supporting structure
- Metrotile can be used as vertical cladding
- Despite the light weight, security exceeds that of 'traditional' roof materials
- rigorously tested to withstand harsh weather conditions and vandalism
- Metrotile has been specified by many local authorities and housing associations for non-trad refurbishments
- Highest possible external fire resistance rating
- 40 year weatherproof guarantee
- Unparalleled strength and security
- Stunning aesthetic with range of styles and colours
- Expert customer support team on hand with full NBS-based specification service





For technical information:

**metrotile** KNOWLEDGEBASE  
[knowledgebase.metrotile.co.uk](http://knowledgebase.metrotile.co.uk)



Metrotile Lightweight Roofing has been specified for many non-traditional housing refurbishment projects, as the system offers a vast amount of benefits such extra security, a significant reduction of strain on supporting structures and stunning aesthetics.

Metrotile roofing is selected for such refurbishments for a vast selection of reasons, may revolving around each tile profile's weight, which is up to just one seventh of traditional roof tiles. This means the frames of non-traditional housing, made from weaker materials that were originally installed as a temporary housing solution with low life expectancy, can now withstand a roof material that improves security, sustainability, insulation and aesthetics. Metrotile is often used to bring these old properties into the modern era and up to Government housing standards.

Metrotile is frequently specified as roofing for non-traditional housing projects by Local Authorities and Housing Associations that have non-traditional homes in their stock, to bring the homes up to national standards. Metrotile's client list includes such authorities as New Charter Housing Trust, Tarka Housing, Bristol City Council and Tai Calon Housing Association.

For further information, or a free no-obligation quotation, email us via [sales@metrotile.co.uk](mailto:sales@metrotile.co.uk) or visit our website at [www.metrotile.co.uk](http://www.metrotile.co.uk) and fill in our contact form. Alternatively, call us from **9am to 5pm Mon-Fri** on **01249 658 514**.









**In Cannock Chase, Staffordshire, Cannock Chase Council and Keepmoat Housing oversee housing stock that includes Reema properties.**

Reema Houses were built for the same purpose as Cornish Units and BISF homes. Over 30,000 were constructed across the UK after World War II, utilising a concrete beam and wall design. Some Reema homes that aren't authority-owned require sufficient renovation to become mortgageable, and like other non-trads many still stand despite original building intentions.

Like other Local Authorities and Housing Associations across the UK, Cannock Chase Council was faced with the requirement to ensure their properties were sufficiently refurbished to attain Decent Homes standards, which ensure homes are in a suitable state of repair, sufficiently insulated and feature up to date facilities that would be expected in any modern home. For the roofing material for the properties, Cannock Chase Council specified Metrotile Lightweight Steel Roofing:

*"Metrotile Lightweight Roofing, when fitted to the houses looks almost exactly the same as the original roof covering. It is easier to fit than concrete tiles, quicker to fit, looks good and is more economic, than more traditional tiles."*

Rick Pepper, Housing Property Services Manager, Cannock Chase Council

Tick Hill Roofing, a contractor based in Sheffield, were responsible for the roof installations on the Reema homes. One of Metrotile's many benefits is the rapid installation afforded by such a lightweight material. The Metrotile roof on each home also improves insulation and security against vandalism and extreme weather, while the aesthetic properties of each Metrotile roof makes the homes look decades younger. Each property is also backed by Metrotile's forty year guarantee.

Although the majority of Cannock Chase's non-traditional homes have been refurbished, Metrotile has generated such a strong impression that the Authority will continue to specify The No Drama Roof for future projects.



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Reema Homes







**Metrotile Lightweight Roofing can be found on many refurbished Cornish Units across the UK, managed by various housing associations and local authorities including Tai Calon, Tarka Housing and Wakefield & District Housing.**

In Bideford, Devon, Tarka is responsible for the maintenance of Cornish Unit homes. Cornish Units are post-war properties, originally designed as a short term solution to the housing shortage. Cornish Units were not expected to last for very long, however decades later many are still standing across the UK and a contributing factor is the maintenance programs taken out on the properties throughout the years. Cornish Units are distinguished by their Mansard Roofing, which requires a roofing material that can be fitted as vertical cladding, just like Metrotile's Shingle profile. Paul Hester is Building Surveyor at Tarka Housing and responsible for overseeing maintenance projects. When the time came for a major refurbishment project for Tarka's Cornish Unit stock, Mr Hester began to look for the ideal roofing material. He stated:

*"Through our experience with this Cornish house refurbishment project, we intend to carry out other similar projects soon, I would like to use the system more when I can. I was surprised how cost effective the tiles are, their aesthetic appearance, and how easy they were to fit. I was also amazed at how fast they can be installed, and am full of praise for their recommended approved contractors."*

Meanwhile in Normanton, Wakefield & District Housing and Ultegra Services decided against the use of Metrotile Shingle in favour of Metrotile Bond. Following refurbishment, each home would have increased energy efficiency due to work upon the roofs and walls in addition to becoming more aesthetically pleasing. WDH consulted architects NPS and roofing contractors Ultegra Services regarding the best materials for the refurbishment. The ideal material for the roofing and mansards needed to look traditional and keep the look and feel of the units and despite the refresh, each unit needed to blend in with the surroundings yet maintain the unique look that Cornish Units are known for. Each resident was also allowed to choose their own rooftop colour, adding a touch of character to the already distinguishable Cornish Homes at Willow Crescent in the process.



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Cornish Units







**Many non-traditional homes such as BISFs and Cornish Units can be found throughout the UK, each an artefact of the country's housebuilding industry post WWII.**

The fact that many of them are still standing is surprising as they constructed as a short-term fix to the UK's housing needs in the forties, when house building reached a shortfall. Nobody expected these 'prefab' homes to last forty years, yet many of them are still standing at 60 years old or more.

The survival of the BISF – which is an acronym for the British Iron and Steel Federation, the body responsible for the steel frame design – would not have been possible without a few helping hands along the way and as the decades have passed, the requirements of a home have evolved along with the government definition of what suitable accommodation should be. The BISF, despite its years of experience sheltering families from the cold, needs to maintain decent, modern living standards like every other type of home.

Metrotile's lightweight design enables a modern roof - and all the benefits that brings - to be placed onto the frame of a BISF without damaging the supporting structure, a real risk when applying so-called 'traditional' roofing materials that weight up to seven times more on to the roof space. This has not gone un-noticed by specifiers looking to refurbish BISF properties. Paul Hadfield, Senior Quantity Surveyor and Project Manager from New Charter Housing Trust stated:

*"We had particular structures that required a light weight solution which also had the benefit of giving the appearance of a traditional tile. Your system proved ideal for the light weight structures of the BISF homes on the Bushyfield Estate in Hyde"*

In addition, Mark Perkins, Associate from Michael Dyson Associates, was responsible for overseeing a BISF refurbishment project in Maesteg, Wales and also had a lot to say regarding the benefits of Metrotile;

*"We examined requirements of CDM (Construction Design Management) and decided on 2 storey houses that lifting large sheets up a scaffold created unacceptable risks in handling. The Metrotile was suitable for manual handling, less likely to be carried by wind during installation and allowed PV fixing rails to be used without special weather sealing."*



BISF Homes







**Metrotile Lightweight Roofing's classic 'Roman' profile adorns the rooftops of a five building renovation 'pilot' project at Davis Road, Doncaster overseen by contractors Henry Boot Construction.**

Each of the buildings is a prefabricated Hawksley Bungalow and has been modified throughout the years, so each featured different power – gas, coal or electric. However, whatever powered the house, one thing was apparent; with UK energy costs increasing, the Hawksleys were in need of refurbishment from not just an aesthetic standpoint, but an efficiency one as well.

To bring the homes up to Decent Home standards, two major changes were made to the building's exteriors. The first was a brick 'skin wall', that was built around the metal walls of the homes (adding a layer of insulation in the process). The other major alteration was that of a new roof. Henry Boot Construction required a swift installation, yet traditional looks and a low weight to reduce the load on the Hawksley Bungalow's structure. Metrotile Lightweight Steel Roofing was specified as it ticks all of these boxes and more, impressing not only Henry Boot Construction but the residents themselves, who noticed more than just a visual change to their rooftops. Mrs Banks, resident at 4 Davis Road states;

*"When It rained, the old roof would make a terrible noise inside the house, but since the refurbishment rain doesn't cause any noise at all"*

Robert Young, Quantity Surveyor at Henry Boot Construction states:

*"This (Lightweight Steel Roofing) was a first for Henry Boot. The pitch of the roof was very low and also the existing sheeting was aluminium so the lightweight option of Metrotile was perfect. The finish and speed of construction were fantastic and the profile was also lighter than the similar steel tile previously specified by the client "*

As with all Metrotile installations, the Hawksley Bungalows benefit from our industry-leading forty year guarantee, ensuring the residents will be enjoying their Metrotile roofs for decades to come.

**Henry Boot**  
**CONSTRUCTION**



Hawksley Bungalows



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