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| CABS Refurbishment |
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| Commercial, Industrial & Retail renovation experts. |
| Since the 1970’s and the expansion of out of town retail and industrial estates coated cladding panels and powder coated curtain walling has offered a quick and relatively cost-effective method of creating usable space for commercial, industrial and retail businesses.  However, many of these powder coated elements only have a limited life span and now most units over 15yrs old show some form of colour leaching, coating adhesion failure or are simply the wrong colour scheme for the current occupiers, with many just looking plain tired.  Occupants of refurbished and well-maintained properties benefit from better corporate image and road side presence making them look vibrant and successful businesses.  While landlords benefit from their tenants being happy to commit to longer leases and retention of rental values, especially in areas where there is a glut of property available. |
| Our refurbishment and dilapidations services are flexible to meet any timescale, budget or design program while still satisfying the obligations of leaseholders while still achieving the landlords pre-lease expectations. |
| Full understanding of the commercial implications of bringing projects in on time and budget but still achieving excellence in quality and finish. |
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| Cut edge corrosion |
| Due to their production method all cladding sheets are at risk of cut edge corrosion. This is where cladding panels are cut to length leaving a seared exposed edge which are undermined by the capillary effect of water getting between the unprotected metal surface and the protective coating. As the water runs off it also travels beneath the sheet laps creating further unseen damage.  Over time and left without regular maintenance this unsightly coating failure can have major effects. The worrying effects will continuously creep up the panel exposing more unprotected metal often resulting in the leading to perforations right through the cladding sheet often resulting in water ingress issues.  Early treatment of cut edge corrosion is nearly always cheaper than waiting until sheets need replacing. |
| Coating Delamination |
| Depending on colour, cladding sheets re-act differently to the solar effects of UV and heat. This often results in the solvents within the coating drying out splitting and coating loosing adhesion.  Delamination effects can range from patchy areas with an acne appearance, to large sections peeling strips. Whichever way, the panel is unprotected and bear metal is exposed and vulnerable to the same effects of rust and corrosion.  The only effective way to treat this coating failure is to remove the loose and flaking coating up to a point where a tightly adhered edge can be found and to over coat with a new protective coating system. |
| Gutters |
| Probably the weakest link in the water proofing of a roof, but the part given the least amount of consideration. By their very nature, gutters are designed to catch and to a degree hold water while transferring it safely away.  Given their importance it is surprising that nearly all gutters have less amount of surface protection of any roof element. Simply dipped in zinc they are left to hold standing water with the steel covered in a product that actually dissolves in water over time. |
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| Curtain Walling |
| Most sections of curtain walling are elaborately or richly coloured to provide unique entrance features or elevation statements as people approach. This curtain walling provides a window into the heart of the building, as well as allowing the occupants to have a bright outlook on the world outside.  However as with all coloured coatings the more vibrant the colour the more it will re-act to the effects of sunlight and environmental degradation making them look powdery dirty and causing the edges to curl coming away from the steel frame. Curtain walling can also suffer from manmade issues caused by people drilling into the frames, leaving bear steel exposed. |
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| Re-Branding |
| Commercial and retail units regularly change occupants as business change and expand, this leaves new occupants working from a building with somebody else identity.  The straightforward answer would be top remove the old signs, but leaves behinds hundreds of little screw holes making the façade look like it has been caught in a drive by shooting. |