

Ubiflex non-lead flashing makes a complex job simple.



Project

Priory Court, Hatfield
Peveler, Essex

Contractor

Crown Build, Maldon,
Essex

Developer

Top Floor Property
Management, Hatfield
Peveler, Essex

➤ Case Study: Ubiflex non-lead flashing

Crown Build of Maldon chose Ubbink's Ubiflex non-lead flashing system for a variety of applications on the new roof at Priory Court, a private development in Hatfield Peveler, Essex.

Manufactured from aluminium mesh reinforcement, coated with a mixture of modified bitumen and additives, Ubiflex is a malleable material which can be used in most applications where lead is traditionally used. It is available in grey, terracotta and black finishes, in 6m or 12m roll lengths.

VARIETY OF ROOF FEATURES

The project, for Hatfield Peveler based Top Floor Property Management, involved flashings around dormer windows, and other roof features including pitched roof valleys on the complex roof structure.

Pauline Apthorp of Top Floor Property Management, said: "The roof required different lead code levels from 3 to 5 on different areas.

Ubiflex is the equivalent thickness of lead code 7/8, so could be used throughout, simplifying costing, specification and the the installation process itself."

SAVINGS IN TIME AND MATERIALS

Paul Benorthan of Crown Build takes up the story: "This was the first time we'd used Ubiflex and we were very impressed. The first thing that struck us was how light and easy to handle it is compared to lead. Before we even started work, we were grateful for how quick and easy it was to get the rolls of Ubiflex up onto the roof. Once the project was under way, in one area, we were able to fit a continuous twelve metre run. This saved a huge amount of time and removed the need for expansion joints, making big material savings and reducing wastage. We ended up with only 600mm of excess Ubiflex over the whole project."

Not only is Ubiflex 80% lighter than lead, it's also completely non-toxic, so health & safety is improved on two counts – and the light weight can bring structural advantages, too.





Left image
Detail of Ubiflex window flashing

Bottom image
The Ubiflex system comprises a range of integrated products and accessories

NO SCRAP VALUE

Another obvious benefit of Ubiflex is that unlike lead, it has no scrap value so is of no interest to thieves. It's a sustainable, recyclable material and carries BBA certification.

SPECIFY WITH CONFIDENCE

In wind tunnel testing at the BRE, Ubiflex has been demonstrated to resist uplift at wind speeds of up to 110 miles per hour when installed with High Tack, so it can be specified with confidence for most applications, even in coastal areas.

