



Leeds and York Partnership
NHS Foundation Trust

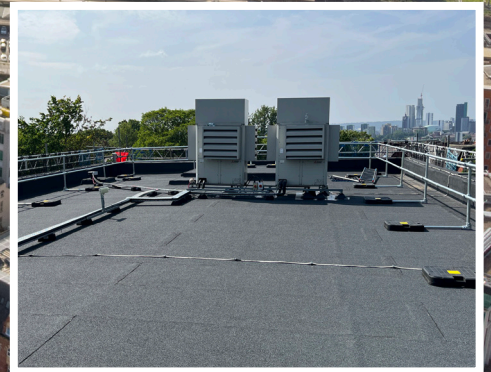
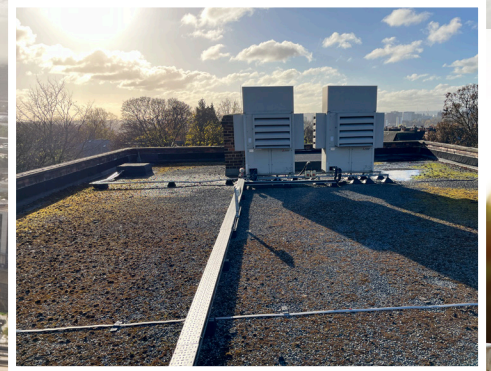
CASE STUDY

Property Tectonics: Supporting Leeds and York Partnership NHS Foundation Trust St Mary's House South Wing Roof Replacement & Repairs

Delivering Resilience Through Thoughtful Design and Careful Coordination

Property Tectonics (**pt**) was appointed by Leeds and York Partnership NHS Foundation Trust as Contract Administrator, Designer, and CDM Principal Designer for the successful delivery of major roof replacement and associated remedial works to the South Wing of St Mary's House.

The Trust operates two office buildings at St Mary's House in Leeds, the North Wing and South Wing, both constructed with flat roofs that had exceeded their economic life. Persistent water ingress had forced the closure of several rooms in the South Wing, creating operational pressures and threatening the longevity of recent internal refurbishments. The need for a long-term solution was clear: replace the failing roof coverings while addressing wider building fabric issues to protect the Trust's investment.



With extensive experience in building pathology, **pt** identified additional essential works, such as parapet repairs and internal reinstatement, to ensure the project achieved a 'right first time' outcome.

A Comprehensive and Lasting Solution

Property Tectonics specified and delivered a new Garland StressPly Flex Plus built-up felt roofing system, offering a 25+5-year guarantee for long-term performance and peace of mind. The works included:

- Full roof replacement and renewal of all associated detailing
- Replacement of rainwater goods
- Installation of proprietary edge protection
- Patch repointing of external masonry
- Internal making good following water ingress
- Temporary disconnection and reinstatement of roof-mounted air handling units

This comprehensive upgrade not only resolved historic water ingress issues, but also significantly improved the thermal and weatherproofing performance of the South Wing roof.



property tectonics

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Damian O'Hanlon,
Capital Project Manager,
Leeds and York Partnership
NHS Foundation Trust

“Superb service all round – thank you! The scheme was managed brilliantly by Richard. There was no cause for concern in any aspect. Communication was excellent throughout, and any challenges were dealt with swiftly and efficiently. The attention to detail and understanding of the building’s needs meant we got everything right in one go, avoiding costly rework later. Personally, it was a weight off my shoulders knowing Richard and the team had it all in hand, I could step back and trust it would be delivered seamlessly.”

Overcoming Challenges

Delivering this scheme within a live, operational building posed several logistical and safety challenges. Careful planning and phasing were required to manage:

- Minimising noise and disruption during core working hours
- Coordinating with Trust facilities teams to ensure uninterrupted healthcare services
- Safely disconnecting and reconnecting rooftop M&E plant
- Planning internal works to reduce the impact on building users

Damian O'Hanlon, Capital Project Manager, said he had complete confidence in Property Tectonics to manage the works from start to finish, allowing him to step back knowing every detail was being handled with professionalism and care.

Trusted to Deliver

The Trust selected **pt** not only for its technical expertise, but also for the long-standing professional relationship between Damian and Project Lead, Principal Chartered Building Surveyor, Richard Rhodes-Heaton, spanning more than two decades. The proposal was competitive, and Property Tectonics' proven track record gave the Trust confidence that both value and quality would be delivered.

Next Steps

Following the success of the South Wing project, and the additional funding secured, the Trust has appointed Property Tectonics to deliver the North Wing roof replacement, Phase Two, commencing in August 2025. Property Tectonics looks forward to continuing to support the Trust, helping to ensure the long-term resilience of its estate.

Find Out More

Property Tectonics is committed to delivering safe, high-quality, and efficient projects across the healthcare sector and beyond. To learn more about how the team can support your organisation, please get in touch.



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