

# Inside the Solution:

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20 YEARS  
2005-2025

Protecting more than a building. How a vital community hub in Urmston secured its future with a full roof replacement.



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# Case Study: George Carnall Community Hub



## The narrative

In 2016, George Carnall Leisure Centre faced closure with little warning, putting a long-standing community facility at risk. In response, local members formed a group to save the building, working with councillors and residents to push for an asset transfer. After years of planning, surveys, and business modelling, the centre finally reopened under community ownership in 2021, starting again with no staff, no guaranteed income, and no established customer base.

Since reopening, the building has steadily transformed from a traditional leisure centre into a wider community hub. The Centre has a growing range of health, wellbeing and social activities. Alongside this it also supports NHS services, local sports clubs, schools and education programmes. Community connection and the range of activities has increased footfall and demonstrated the value of the Community Hub. It is the local community who support the ongoing needs of the building and amenities.

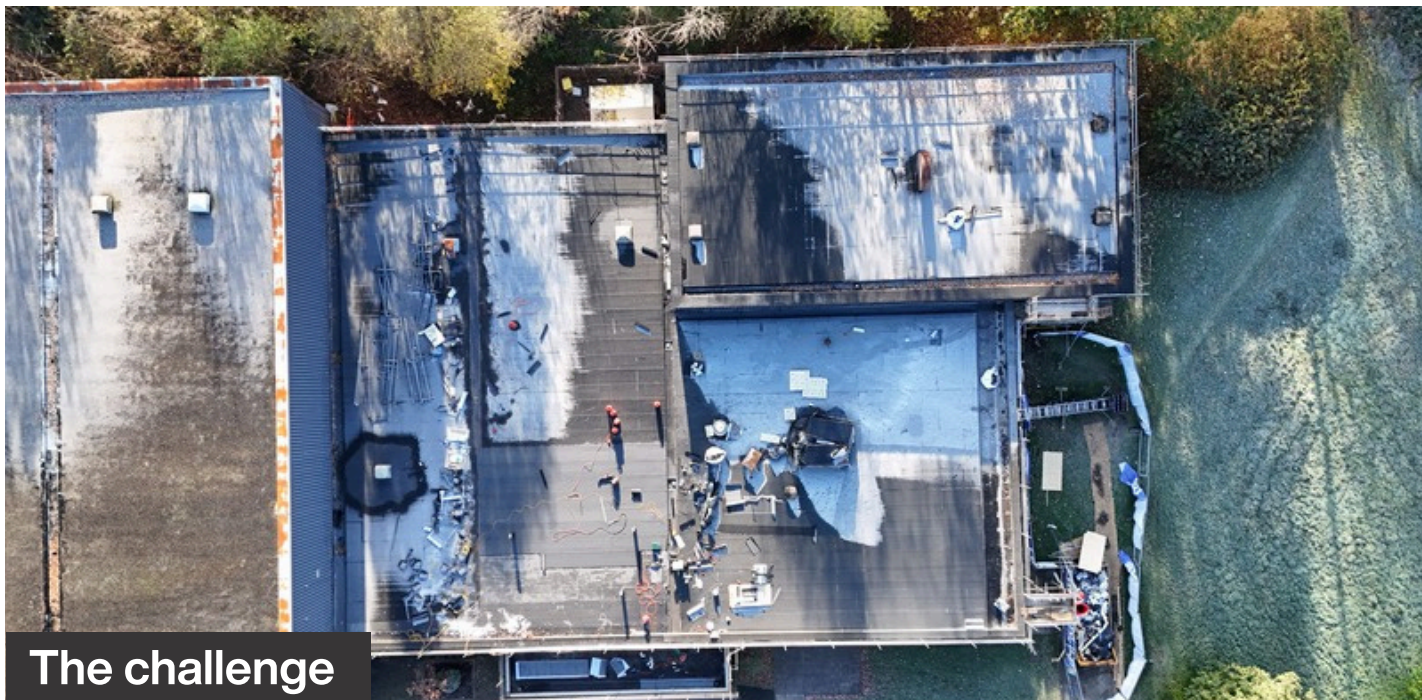
Throughout this transformation, the ageing roof remained the centre's greatest risk. Ongoing repairs kept the building operational, but full replacement was unavoidable. After securing social investment from the Energy Resilience Fund, using generated income and savings secured by the George Carnall CIC, the roof issue was finally able to be addressed. This removed the single biggest threat to its long-term future, securing the building for the community for many years to come.



In collaboration with:



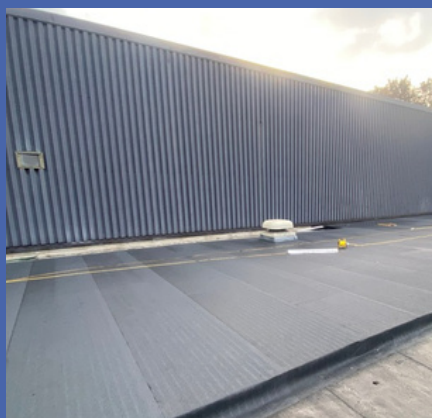
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The existing roof was heavily covered with stone chippings, all of which had to be removed and taken off site before any new works could begin. Existing gutters were stripped out at the same time to allow for new refurbishment outlets and upgraded drainage. These early works created immediate logistical pressure, all while the building remained fully operational and continued to host health services, sports, education and community activity throughout.

Once cleared, the new roof build-up followed a tightly controlled sequence. Gutter areas were primed and fitted with a vapour control layer before 140mm PIR insulation was installed using cold-applied adhesives. A self-adhesive underlay and bonded torch-on cap sheet followed, with new GRP perimeter trims and trimmed-back cladding forming compliant upstands. All works took place through autumn/winter, with frequent wind and rain affecting progress and increasing the need for temporary weather protection.

Alongside this, supply chain pressures required careful forward planning to maintain momentum, while constant pedestrian movement around the live site demanded segregation of the working area to keep staff, users and the public safe at all times.



## At a glance...

**Client:** George Carnall

**Project size:** 1,419m<sup>2</sup>

**Location:** Urmston, Trafford

**System installed:** IKO Ultra Gold

**Programme:** Sep - Dec 2025

**Warranty:** 20 years

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## The solution

The existing roof coverings were overlaid following detailed preparation works, including the removal of all defective waterproofing details, preparation of gutters, and the correction of localised drainage issues. Across the main roof areas, a new warm roof build-up was introduced with 140mm high-performance insulation to significantly improve the thermal performance of the building. The new system was finished with a reinforced bitumen waterproofing layer designed to deliver long-term durability and improved energy efficiency across the full roof area.

Given the highly exposed nature of the roof and the challenging weather conditions experienced during the works, temporary weathering and day joints were used to protect the building throughout. Drainage performance was enhanced with tapered gutter details and upgraded rainwater outlets, while all perimeter edges, upstands, penetrations and rooflights were fully re-detailed to meet modern performance and safety standards.

The completed roof now benefits from a fully bonded waterproofing system backed by a 20-year materials and workmanship guarantee. Alongside protecting the structure itself, the upgrade has delivered a substantial improvement in insulation performance, directly supporting the centre's long-term sustainability goals and reducing ongoing energy demand. Together, the works have removed the single largest risk to the building's future.



**Liquid Roofing Limited**  
7<sup>th</sup> Floor, 1 City Approach  
Albert Street  
Eccles, Greater Manchester  
M30 0BG

**Contact**  
0161 660 4111  
enquiries@lrl.ltd  
www.lrl.ltd

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