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Tyrrell & Jenkins Consultancy Limited (TJC) has over three decades of experience in Roofing Consultancy, Contracting and Research. We are ideally placed to offer completely independent and authoritative advice on all your roofing and building envelope issues, whether writing specifications for roofing works or finding the causes of leaks into buildings.

Our mission is to provide a source of independent quality assurance testing of newly installed or existing waterproofing and pinpointing the causes of leaks through roofs, walls, windows in fact any part of the building fabric.

Who We Are

We are completely independent and have no associations with Contracting Companies – unlike some of our competitors who also procure works for other companies which the owners are registered Directors of.

TJC have a wide range of non-intrusive and non-destructive as well as traditional intrusive testing techniques within our portfolio of testing and investigative techniques. These can quickly and accurately pinpoint the causes of leaks so that targeted and effective repairs can then be undertaken to stop the leak!

We have worked on some infamous landmark properties and with Blue Chip Companies all over the Country including: Wimbledon Lawn Tennis Club, The Shard, Waterloo Station, Great Ormond Street Hospital, Pukka Pies, Papa Johns Speedo, Tottenham Hotspur Football Club's Training Facility, Westfield Shopping Centres at Stratford (Olympic Park) and White City, London Underground Signal Control Centre, Cabinet Office, Virgin Media, BT, Sainsbury's, London Borough of Camden and Argos.

With an ever-increasing number of the UK's leading roofing contractors now using our services, our continued rapid growth can only further enhance our growing reputation as providing the best consultancy and testing services in the UK.

TJC predominantly work in the UK and Europe although if you wish to procure our services elsewhere we would be happy to discuss your requirements with you. We offer non-destructive electronic integrity/leak testing, roof and building leak investigations, roof and floor dewatering, thermal imaging and expert witness to main and roofing contractors, building owners and developers in both the commercial and domestic markets.



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Independence. We are independent from contracting companies, so we are not influenced by commercial pressures from them to procure other and maybe unnecessary works.

Lead-in & Delivery. We endeavor to attend site within three working days and issue all reports on completion within 48 hours.

Customer Satisfaction. We pride ourselves on the quality of service offered, all customers are equally important and we aim to establish good and long-term working relationships.

Wide & Broad Experience.

Joint Managing Director Matthew Jenkins has over twenty years experience gained in all sectors of the roofing industry, Government Research, Private Consultancies and Contracting.



Roofs conventional flat roofs, green and brown roofs (roof gardens), terraces and podiums with waterproofing systems such as single ply, hot melt or asphalt, cladded roofs with composite or built-up panels, pitched roofs with tiles or slates and car parks and bridge decks.

On roofs electronic integrity/leak testing is an invaluable technique used to find leaks in them. However, it may not give accurate or reliable results in all situations and TJC will advise according on its suitability. We only offer this testing in situations where it does work!

Roofs with metal sheeting, asbestos or fibrous cement sheets, tiles and slates cannot be electronically tested and we have developed simulated rainfall testing to pinpoint where the leaks originate from, we have used this testing successfully in many situations.



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Walls. masonry block and brick, glazing and curtain walling, cladding including timber paneling, cedars and metal sheeting or composite panels, curtain walling and glazing.

In masonry walls incorrectly installed or omitted cavity trays and damp proof courses frequently are the causes of leaks which may inadvertently be construed as roof leaks. Similarly with cladded walls in its various guises, curtain walling and glazing, incorrect installation of gaskets etc. can have catastrophic effects and cause serious leaks. Our simulated rainfall testing complemented with endoscopic inspections or thermal imaging can pinpoint the defects causing the leaks avoiding incorrect diagnosis and considerable costs of remedial works that are both ineffective and unnecessary.

Floors. changing rooms with wet rooms, showers and toilets. Leaks can manifest below these and we can use individual or a combination of our testing regimes to find the causes of them.

Underground. cellars, basements and tube network platforms, stairwells and lift shafts. Leaks can manifest and again we can use individual or a combination of our testing regimes to find the causes of them.

Please consult with us on any leaks that you may be experiencing and we will advise you completely independently on what testing to undertake to find their causes so they can be stopped!

Electronic Leak/Integrity Testing

Whether you have a newly installed waterproofing and need to confirm it is in a watertight condition or have an existing waterproofing that is leaking and you need to find where. Electronic Integrity/Leak Testing can be used as Quality Assurance (QA) on newly installed works or part of a Leak Investigation (LI) testing regime on existing leaking roofs, terraces, podiums and car parks.

QA testing can remove liability for leaks due to damage from following trades and confirm waterproofing integrity allowing warranties and guarantees to be issued.

LI quickly and accurately pinpoints the exact locations of breaches in the waterproofing with minimal disruption to the building so pinpointing leaks through the roof.



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Leak Investigations

Anyone who has responsibility for building maintenance will be fully aware with the high costs associated with leaks.

These are not limited to just the repairs but can include loss of production and revenue from closures of rooms etc. and replacing damaged fixtures and fittings.

We can develop an investigation regime to find the causes of them by undertaking comprehensive and thorough leak investigations and then producing a concise authoritative report clearly identifying the causes of the leaks and options for repairs.

Thermal Imaging

Thermal Imaging is a powerful non-invasive imaging technique that detects minute differences in surface temperatures and interpretation of the data can give invaluable information for tracing the causes of air or water leakage into a construction that enables finding the causes of leaks. It also allows any areas where the underlying construction is damp or wet to be accurately mapped out and heat transmissions into or from within a construction can be traced identifying cold bridging and insufficient or missing insulation.

Roof & Floor Dewatering

Dewatering is the process of forcible extracting water from within a roof, podium terrace or even a floor that has become entrapped within the underlying construction. It is achieved by at strategic locations connecting a vacuum pump to a probe inserted into the damp, wet or saturated component so the water can be extracted. During the dewatering the rates of extraction are monitored to indicate if continued water penetration occurs.



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Roof Condition Surveys

Whether you own a domestic property or are responsible for commercial property maintenance at sometime the roof will leak or deteriorate into a poor condition.

Then assistance may be required to decide on what to do, more often than not the life of the roof can be extended by undertaking effective repairs, saving you thousands of pounds.

Using our services we can assess the condition of the roof and recommend to you the most cost effective solution.

Expert Witness

Independent expert witnesses are often used to provide evidence to a judge presiding over dispute claims between building owners, main contractors and roofing sub-contractors. TJC provide expert witness evidence in these situations.

In preparing the report we recognize our over-riding responsibility to the Court and produce accurate, authoritative and concise reports.

We restrict the report to provide our true and complete professional opinions only on the specific issues sought.

We have prepared and assisted in the preparation of many expert reports including (Plaintiff v Defendant):

Dai-Ichi Life Property vs. Boots the Chemist

Sir Robert McAlpine vs. Motorola

Axa Insurance plc vs. Ecclesiastical Insurance Office plc



Roof & Building Leak Detection and Prevention

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