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DEALING WITH FLOOR DILAPIDATION WORKS: ADVICE FOR TENANTS & LANDLORDS

► Dilapidation work is an important consideration for both tenants coming to the end of a lease agreement and landlords preparing to re-market a commercial or



▶▶ industrial building - as for both it can result in costs, prolonged labour, operational downtime and potentially unforeseen expenditure.

The focus of dilapidation works might be different for each party – as the tenant is looking to avoid breaching the terms of their contract and the landlord wants to quickly return the property to an as-new state so that it is ready for market as soon as possible.

However the floor of the premises is often an area of concern – as it is invariably the part of the building that has weathered the most use and abuse. The floor finish of an industrial site such as a warehouse or factory will have been exposed to impacts from heavy equipment, spillages of corrosive oils, liquids, greases and worse, while large-scale commercial spaces will have regularly subjected their floors to heavy foot traffic, frequent hot water washes and cleaning chemicals. And as tenants become increasingly aware of the importance of having a good quality floor surface, it places more emphasis on the landlord to ensure that this area of the site is prepared for the new tenant's potential workload or they will risk losing clients who don't want to take a chance on a floor liable to fail and cost them money.

In particular, tenants will be looking for a hard floor that is thick and sufficiently reinforced to withstand the impending loads, especially from racking and fork lift trucks. It is also important to ensure that dusting will not take place and that any existing floor cracks are examined and fixed prior to the application of a floor coating. This combination of factors calls for a refurbishment solution that can minimise costs, cope with the on-site conditions, allow for a rapid return to service and also provide a long lasting, functional finish.

To achieve these criteria, sites undergoing dilapidation work can make use of epoxy resin coatings such as Flowcoat SF41. The robust nature of this system means that it can provide a reliable surface within large-scale manufacturing environments for an extended period of time.

Flowcoat SF41 has a proven track record of use in high-end industrial and warehouse facilities around the world, including at Bentley Motors production headquarters in Crewe, Ryanair Airlines' hangar in Prestwick, John Lewis' UK warehouse and Iveco's vast plant in Pretoria.

Thanks to the versatility, colour options and functionality of Flowcoat SF41 it has also been installed in many high-end retail

and stadium settings such as Westfield London, Leeds Arena and Macau's Wynn Resort.

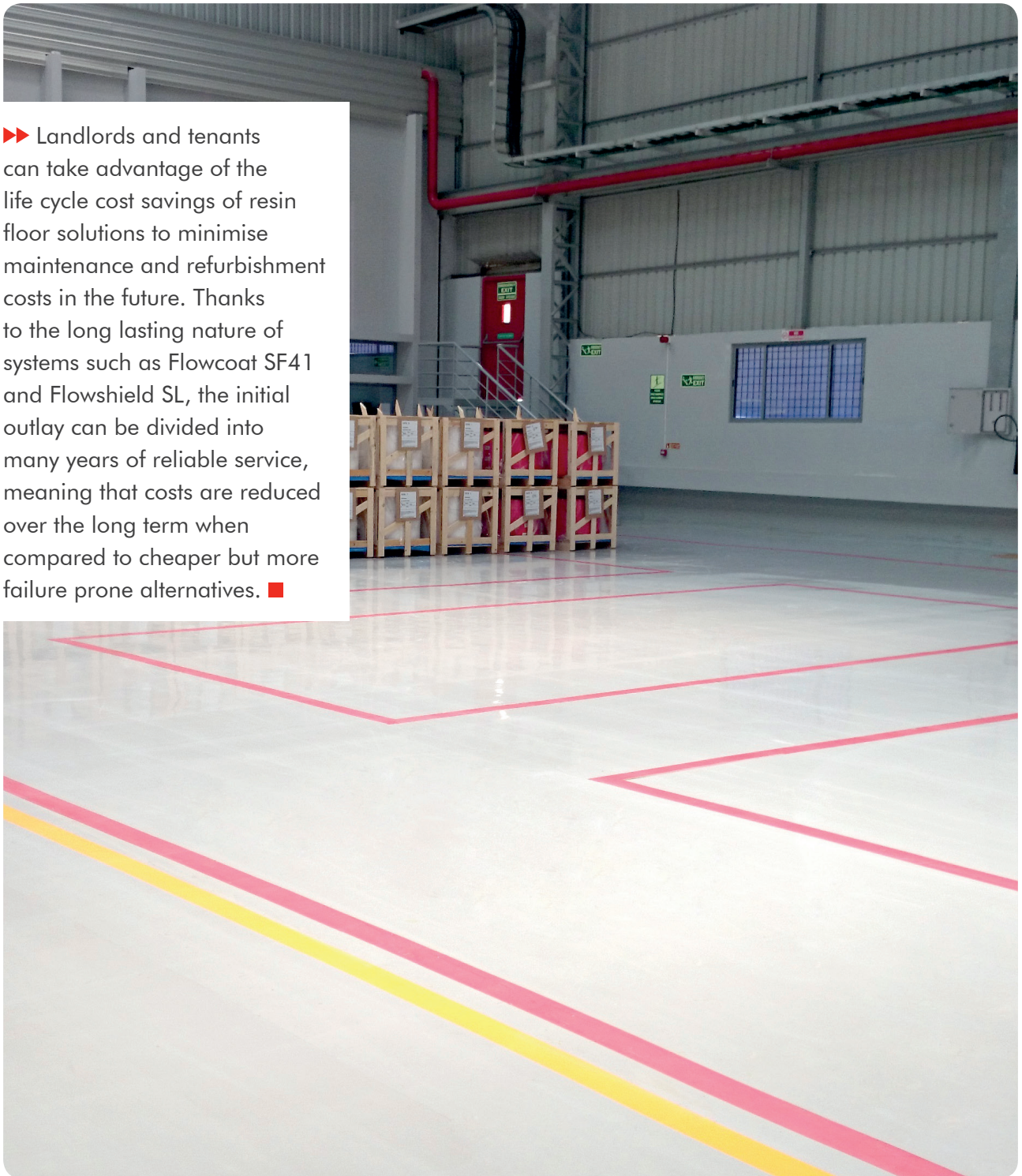
The ability to include customisable additives means that a Flowcoat SF41 finish will not only revitalise the floor surface but it can also add valuable benefits to the site that can make the facility stand out to prospective tenants.

For example the slip resistance of this FerFA Type 3 rated resin floor can be tailored to match the needs of a site. This is achieved by varying the quantity and size of the aggregates that are incorporated into the resin material to provide extra traction underfoot precisely where it is required.

Landlords looking for the ultimate in durability can utilise solutions such as Flowshield SL. The exceptionally hard wearing nature of this self smoothing epoxy resin floor finish is ideal for landlords who want to reduce the frequency of upgrade works as much as possible, as its dependable, colourful and multi-function finish is suitable for even the most heavy-duty industrial environments.

This solution has been utilised by high-end UK manufacturers such as Rolls Royce, for whom it was important to have materials that maintained an aesthetically attractive and hygienic environment despite the site's intensive activity.

▶▶ Landlords and tenants can take advantage of the life cycle cost savings of resin floor solutions to minimise maintenance and refurbishment costs in the future. Thanks to the long lasting nature of systems such as Flowcoat SF41 and Flowshield SL, the initial outlay can be divided into many years of reliable service, meaning that costs are reduced over the long term when compared to cheaper but more failure prone alternatives. ■



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Smooth Landing for Flowcrete Floors at Heathrow Warehouse

Product:	Flowcoat SF41 Peran STC Flowshield SL
Market Sector:	Warehousing
Location:	Heathrow, UK
Client:	Transportation and logistics company
Date:	2018

Before a global transportation and logistics company could begin operating from a recently let warehouse at Heathrow Airport (situated 2.9 miles from Heathrow's cargo terminal), a flooring refurbishment was required to ensure that the site could support large-scale pharmaceutical storage and distribution activity.

Over 11,000m² of specialist resin flooring solutions was used to optimise the floor, with different parts of the facility requiring tailored solutions to meet particular challenges.

Prior to applying the finish in the main area of the facility, the substrate had to be carefully prepared. Approximately 10,000m² was shot blasted and protruding steel fibres were ground down. Two coats of the epoxy-based primer Peran STC was used to prepare the substrate for a final 2mm coating of the hygienic, self-smoothing epoxy resin system Flowshield SL. The chemical resistant epoxy Flowcoat SF41 was used to create a forklift path as well as pedestrian logos, numbers and multiple line markings.

Achieving a smooth finish was essential to ensure that the forklift trucks could move quickly and efficiently around the site. The finish also needed to be durable enough to withstand this continuous movement for the long term.

A combination of specialist flooring systems was used across the rest of the site. For example, 4m² of the decorative, fast curing Flowfast Kristalina was applied in the reception area while 180m² of Flowcoat SF41, with an anti slip profile, was installed in front of low-level cargo doors and the chiller. Within the chiller, 354m² of a two coat Flowcrete Hydraseal damp proof membrane was applied followed by Flowcrete HF coving and a Flowcoat SF41 coating.

If you are a tenant or landlord undertaking a floor dilapidation works project and would like to talk to one of Flowcrete UK's resin flooring experts about the ideal system for your facility then please ring 01270 753000 or head to Flowcrete UK's website to find your local representative.