



Project Overview

Client: **Parker Bromley Ltd**

Size: **8500m2**

Project Area: **250+ Luxury Flats**

Location: **Leon House 233 High Street, Croydon, South London**

Supply and Install: **Laying Insulation boards with heat mats, 2nd fix Electrics**

Tender Enquiry

Parker Bromley had contacted Rayotec to prepare a quotation for the design, supply and fit of the Electric Underfloor Heating System for 250+ luxury flats in the heart of Croydon. The luxury high rise building is intended to facilitate the fast-paced bustling lifestyle of the modern individual. This meant our commercial team had to begin working to meet the specifications stated but also help in contributing to the kind of modern living space the client wanted to create. Heatmiser thermostats were quoted along with the relevant mats for each floor covering. Sizing was verified through floor plans provided by the client. With all the details provided, Rayotec were able to turn around a supply and installation quote for such a large project accurately and quickly.

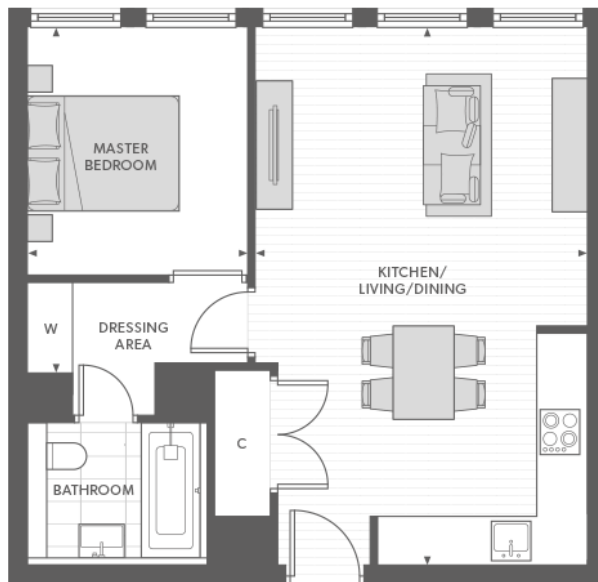
Design

Once all details were provided our commercial team began scaling the plans to ensure adequate sizing. As there are several flat types to be quoted for the sizing of each flat would be different. This meant the sizing and zoning would need to be confirmed for each type along with the floor coverings specified for each flat. The insulation needed for each area was also checked and confirmed to match the client specifications. Once quotes were generated the outputs of the systems were also provided to the client to ensure adequate first fix requirement.

With large projects changes are inevitable, our commercial team had to ensure they were able to quickly react to the changes and provided the best solution to a fast-moving project. This could be mat size changes due to internal walls being placed in different places or floor coverings being changed. Positioning of thermostats is key and on several occasions changes were made which our team had to react to quickly.

As Rayotec quoted competitively and professionally the project was awarded to us. A project of this scale has a huge number of contractual obligations. Our contracts manager and finance team negotiated the terms and conditions of the installation thoroughly and swiftly. Once everything was agreed and paperwork settled our install team was raring to go.





Installation

After months of back and forth from the clients design changes to our commercial quoting teams amendments it was now the time for our professional mat layers and electricians to show their skills however before they get cracking materials need to be sent to site. For a project of this scale Rayotec can only work to a schedule provided by the client. This in turn meant we were able to ensure the adequate materials were on site for the right time. This kept materials safe and quickly fitted which benefits the client no end as they don't need to be concerned of additional costs to replace stolen or lost materials.

The materials are on site and the schedule in hand. Our team gets working on the flats that are ready. When working on 250+ flats along with several types of layouts on site changes are bound to happen and our installation team need to act on their feet. As the project was not far from where we are based on occasions our install team popped into head office to change materials on the day. This removed delays and allowed work to continue which pleased our client no end. Sometimes however communication errors can occur and flat types are not ready according to schedule. Our install team were able to confirm alternative dates proposed quickly by the client and keep our side of the project moving forward.

On one occasion a burst water pipe meant the entire site had to close, again to avoid delays for the client our install team were able to accommodate a quick turnaround to their requirements soon after site reopened.

After months of installation Rayotec's contracted works was coming to an end. Testing of the systems was carried throughout and provided to the client along with relevant O&M manuals with complete mat layouts.

Conclusion

The Leon House project was successfully completed. All flats were left with heating mats laid and wired up for the final floor coverings to be fitted by the relevant contractor. Rayotec successfully managed to supply and fit a quality product that will be used for years to come by the luxury flat owners. They can rest assured knowing all materials were fitted to the highest standards and carried out by professionals.

We are proud to say we delivered what was quoted along with high standards of installation, quality service and contributed to a multimillion-pound project in the heart of Croydon. We relish the opportunity of working on such a project once again.