



Proteus
WATERPROOFING



**YOUR ROOF IS LEAKING...
WHAT DO YOU DO NEXT?**

A practical, no-nonsense
guide to **protecting your
buildings, your budget
and your students**



Introduction



A leaking flat roof is rarely ‘just a leak’. In schools, colleges and universities, it quickly becomes something much bigger – disruption to learning spaces, damage to equipment, safeguarding concerns and growing pressure on already stretched budgets. What starts as a drip can quickly escalate into a serious issue affecting learning environments, compliance obligations and long-term building performance.

All too often, the default response is ‘reactive’ – call a contractor, patch the problem and hope it holds. Or worse – assume that the entire flat roof needs replacing.

This guide sets out a clearer ‘proactive’ path. It is also part of a national programme where Proteus Waterproofing is working with schools, colleges and universities

across the country to provide free, no-obligation roof surveys – so you know exactly what you’re dealing with and your options.

What a leaking roof is really telling you

When a leak appears, it is usually the symptom, not the cause. Water may travel a significant distance before becoming visible. By the time it enters a classroom, lecture theatre or corridor, the issue may already be widespread within the flat roof structure.

Common underlying causes include:



Failing waterproofing membranes



Trapped moisture within insulation



Blocked drainage, causing ponding



Deterioration of ageing flat roof systems



Poor detailing around penetrations or edges

In many cases, what looks like a small issue is part of a wider pattern of deterioration. Equally, what initially appears serious may actually be localised and repairable.



Project **Shawcross Building, University of Sussex**
Product **Proteus Pro-Cold®**

What a Proteus Waterproofing survey involves

Proteus provides a free flat roof survey based on GEMS guidelines (Good Estate Management for Schools), giving you a clear picture of every roof across your estate.

The survey goes well beyond a visual inspection. It includes core sampling, U-value and condensation risk analysis and drainage calculations – all designed to understand the existing structure from the inside out, not just the surface.

From this, you receive a report that tells you:

- 🕒 **Which roofs need immediate attention**
- 🕒 **Which need monitoring over time**
- 🕒 **Which are performing well and can be left alone**

It also includes budget planning and a suitable specification, so you have everything needed to plan expenditure, make the case to senior leadership or governors, and act with confidence.

The goal is straightforward – identify problems early, before they become expensive ones.

Proteus also offers a range of felt, hot melt and cold-applied liquid systems, all of which can be installed safely all year round. Where hot works are a concern during term time, a cold-applied system removes that issue entirely with no fumes, no disruption, and no reason to wait for the holidays.

Understanding your options

When faced with a leaking flat roof, education providers typically have five realistic options:

1

Do nothing (short-term only)

In some cases, a minor issue can be monitored. However, this carries risk. Water ingress rarely resolves itself and often worsens over time, increasing repair costs.

2

Reactive patch repairs

This is the most common response. It can be appropriate for isolated defects, but:

- ⚠ It does not address underlying issues
- ⚠ It may lead to repeated call-outs
- ⚠ Costs can accumulate over time

3

Targeted repairs and waterproofing

This is often the most cost-effective solution. Using techniques such as moisture mapping*, it is possible to:

- ⚠ Identify exact areas of failure
- ⚠ Repair only affected sections
- ⚠ Extend the life of the wider roof

This avoids unnecessary replacement and focuses budget where it is actually needed.

4

Overlay systems (refurbishment)

Where the existing roof is still structurally sound, a new waterproofing system can be installed over it.

Benefits include:

- ⚠ Reduced cost, compared to full replacement
- ⚠ Faster installation
- ⚠ Less disruption

5

Full roof replacement

This is sometimes necessary, particularly in cases where:

- ⚠ The roof has reached the end of its life
- ⚠ Structural issues are present
- ⚠ Water ingress is widespread

*Moisture mapping pinpoints hidden problems before they become expensive. moisture mapping may incur a charge.

The smarter way to manage your flat roofs

Schools, colleges and universities are often not dealing with one roof – they are managing entire estates. Different buildings, extensions and phases often mean multiple roof types, ages and conditions.

This is why Proteus Waterproofing promotes a strategic approach to:

- 🔊 **Assess all roofs across the site**
- 🔊 **Categorise them by condition**
- 🔊 **Prioritise works based on risk**
- 🔊 **Plan investment over time**

This allows you to:

- 🔊 **Avoid emergency spending**
- 🔊 **Spread costs**
- 🔊 **Make informed decisions at leadership level**

Keeping disruption to a minimum

Any flat roofing work must consider the realities of a live education environment.

Key requirements include:

- 🔊 **Safe working practices**
- 🔊 **Minimal disruption to teaching and operations**
- 🔊 **Works planned around term times and holiday periods**
- 🔊 **Clear communication with staff**

Experienced providers, like Proteus, understand this and design bespoke solutions accordingly.



Why installation quality matters

Proteus works exclusively with its network of Approved Contractors who are:

- 🛠️ **Fully trained in our systems**
- 🛠️ **Rigorously assessed**
- 🛠️ **Experienced in live environments**

They work closely with our Technical Team to ensure:

- 🛠️ **Correct and efficient installation**
- 🛠️ **Ongoing quality control**
- 🛠️ **Full compliance**

The result is a fully integrated service – from initial survey to completion of works.

A completed Proteus Waterproofing system installed by an approved contractor can be supported by a range of insurance-backed guarantees up to 30 years.

From first leak to fully resolved – your journey with Proteus



STEP 1 **LEAK OR CONCERN IDENTIFIED**
Water enters the building, or a routine check raises concern. Disruption begins, or the risk of it does.



STEP 2 **CONTACT PROTEUS**
Call or email to arrange your free, no obligation survey. Our team will respond quickly.



STEP 3 **FREE ROOF SURVEY (within 10 working days)**
Our technical team carries out a comprehensive roof inspection, identifying the real issues, not just the visible symptoms.



STEP 4 **CLEAR REPORT ISSUED (within 5 working days)**
A bespoke jargon-free report tells you exactly what needs attention, what can wait and the most cost-effective path forward, whether this is a small repair or something more significant.



STEP 5 **SOLUTION AGREED**
Targeted repair, overlay or replacement



STEP 6 **WORKS DELIVERED BY PROTEUS APPROVED CONTRACTORS**
Fully trained and vetted specialists carry out the work. All projects are scheduled to minimise disruption to learning, with holiday-period installation wherever possible.



Project **Mildmay Primary School**
Product **Proteus Pro-Felt® & Proteus Pro-Therm**



Our reports can also support funding applications, helping justify repair works and budget allocation to governors, trustees or senior leadership teams.

Book your free roof survey
Contact Proteus Waterproofing

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