

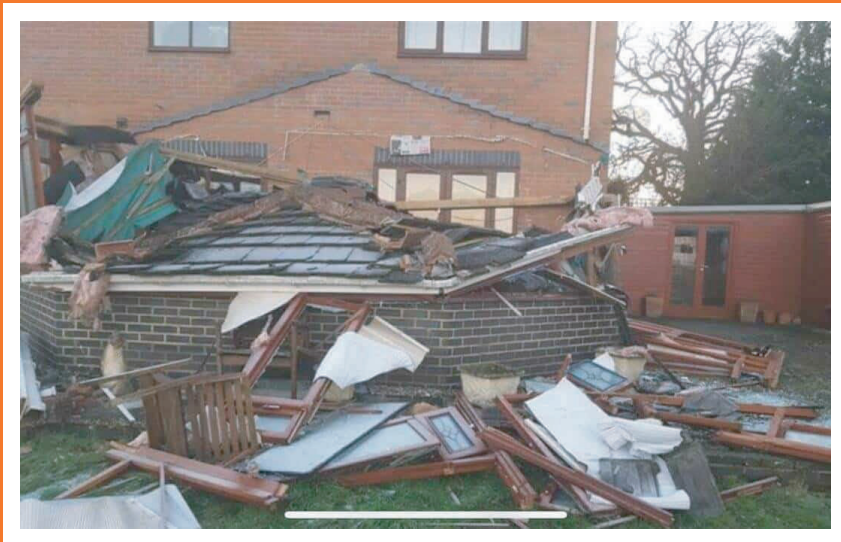
If it seems **too**  
**good to be true,**  
it **probably** is.

THE DANGERS OF  
CONSERVATORY CLAD OVERS

# WHAT IS A CLAD OVER?

A clad over is when an installer tries to pass off basic timber installation material, low-grade tiles and plasterboard for a real tiled roof, ultimately causing harm to both the conservatory and the homeowner. Rather than replacing the whole conservatory roof, the installer will take out the old polycarbonate sheets, directly fix timber battens to the pre-existing roof and plaster over to mask any potential issues.

There are four different types of clad over...



## INTERNAL CLAD OVER (CLAD UNDER)

Also known as an under clad, this is where the existing conservatory framework is left in place and a hollow cladding is pinned to this framework. It acts as a false ceiling but causes condensation and doesn't really insulate a conservatory structure, it just covers the roof.

## EXTERNAL CLAD OVER

Also known as an over clad, this is where the existing conservatory framework is left in place and lightweight tiles are fitted over the existing roof. This puts more weight on the roof structure and the existing roof spars are not designed to take the extra weight.



## EXTERNAL & INTERNAL CLAD OVER

This is when an installation features a combination of an under clad and over clad. Both options can be extremely expensive for what they are. They also do not comply with building regulations.

## SOLID PANEL CLAD OVER

This is where the existing glass is replaced with solid panels. However, with U-values of 0.29, these panels are less thermally efficient compared to other tiled roofs and lack an internal finish.

# THINGS TO CONSIDER

## THERMAL EFFICIENCY

Does the new structure achieve the correct u-value for insulation properties?

*Tip: Discuss with your installer what insulation options / materials there are and what u-values they achieve. The minimum requirement to meet building regulations is 0.15 in England, 0.13 in Wales & 0.12 in Scotland.*

## WARRANTY

What guarantee will you get and will your home insurance pay out if there's a problem?

*Tip: Always ask for proof that your product has an insurance backed guarantee (IBG) for at least 10 years.*

## CONDENSATION

Are there thermal barriers and enough air ventilation in place? Ask to see a small product sample if needed for proof of this.

*Tip: You can always ask your installer to point out the thermal breaks in the system.*

## STRUCTURAL INTEGRITY / CALCULATIONS

Can the new roof structure withstand wind and snow loadings? If in doubt, request structural calculations for the roof. If this is a tried and tested system, these will be available.

*Tip: Check that local Building Control has been informed before the conversion starts. Obtain a Building Regulations Conformance Certificate and file in a safe place.*

## WEIGHT

Clad over companies simply remove your polycarbonate or glass and clad over a structure designed to carry a lot less weight. Tiled roofs need to be stronger to prevent plaster cracking and total roof collapse.

*Tip: Always ask your installer for the total weight of the new roof per Sq.M*



**IT'S YOUR HOME, YOU WANT  
THE BEST BUT IF SOMETHING  
DOESN'T FEEL RIGHT, YOU  
CAN ALWAYS WALK AWAY.**



At SupaLite, we do it right. We are a trusted manufacturer of the SupaLite Tiled Roof System, a lightweight solution for conservatories and orangeries that complies with Building Regulations. All our independent installers across the UK ensure your old roof is removed before the SupaLite roof is fitted.



## STRUCTURAL

Lightweight aluminium structure, engineered and designed to last a lifetime.



## INCREDIBLE

U-Value with increased thermal performance which saves money on your energy bills.



## WIDE CHOICE

Tile and slate colours to either match or contrast your existing property.



## ADD VALUE

To your home with the feel of an extension for an all year round living space.



Transform your conservatory the right way. If you're going to get a new conservatory roof, don't accept any imitations. The SupaLite tiled roof is the real deal.

**Remember – you buy cheap, you buy twice!**



## 10 YEAR GUARANTEE

The SupaLite Roof is a tried and tested product, all our products are guaranteed for 10 years (excludes installation).



## APPROVED

Building Regulations compliant, achieving minimum u-values across the UK, & even pre-approved with some agencies.

# REPLACEMENT ROOF CHECKLIST



**Ask** for details about the roof construction, including a detailed specification. Ensure you have seen cross section sample of the roof system.



**Ensure** you compare the roof weight and u-values when quoted by installers.



**Understand** your options to what is and isn't available when it comes to design. For example, introducing glass panels for extra light or choice of lightweight tiles.



**Ask** about Building Regulations and legal requirements of any proposed work. You will need a Building Regulations certificate if you ever sell your house.



**Monitor the progress** and quality of the work daily – Ensure old roofing materials are removed completely before new materials are installed.



**Verify credentials.** View projects, reviews, references, ratings, certifications and licenses.



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*Our conservatory was over 20 years old and in desperate need of an upgrade. When we received a quote, we were shocked at how much cheaper it was than we expected. But as the saying goes, if it seems too good to be true, it probably is. This installation turned out to be a clad over roof.*

*At first, it looked great, however, it wasn't long before the problems started to arise. Leaks became a regular issue on rainy days – which are frequent in the UK – and cracks started to appear. The roof quickly turned into a nightmare.*

*It wasn't until after the installation we discovered that clad over roofs are not compliant with building regulations. The roof was damaging the structure of the conservatory, and we knew it wouldn't be long before the roof collapsed. What was a cheap alternative ended up costing us thousands of pounds more due to the damage.*

*We strongly advise homeowners to avoid clad over roofs. Don't make the same mistake we did.*

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**MR & MRS LEDGER**

A photograph of an elderly couple, Mr and Mrs Ledger, smiling. The man is wearing glasses and a blue sweater, and the woman is wearing a brown sweater. They are standing in front of a conservatory.

**SupaLite**  
Transforming Living Spaces  
[www.supaliteroof.co.uk](http://www.supaliteroof.co.uk)