

Wernick®

REFURBISHED BUILDINGS

Our refurbishment process methodology

How Wernick Refurbished Buildings creates
high-quality, sustainable modular buildings





Our refurbishment process methodology

At Wernick Refurbished Buildings (WRB), we don't "patch up" old modular buildings. We re-engineer them from the steel frame up.

Every building we deliver is manufactured inside our York facility, using a proven, quality-controlled refurbishment process. Only the original structural steel frame is retained, everything else is brand-new.

THIS APPROACH ENSURES:



**LONG-TERM
PERFORMANCE**



**COMPLIANCE WITH
CURRENT BUILDING
REGULATIONS**



**CONSISTENT
QUALITY**



**ZERO WASTE
TO LANDFILL**



**TOTAL
CONFIDENCE FOR
OUR CUSTOMERS**



Our refurbishment process

Asset selection

Once the project is agreed, we select the modular assets from our existing stock at our York facility.

Where a customer's existing modular building is being refurbished, we will arrange for the units to be transported to our York facility in line with the agreed programme.

Strip back

Each module is brought into our factory and completely stripped back to its original steel structure by removing:

- All internal layouts
- All mechanical, electrical & plumbing systems
- Doors, windows & glazing
- Internal and external wall panels
- Existing floor build-ups
- Existing roof build where the build has a roof membrane / blanket system

The only original component retained is the steel frame and steel roof structure, which forms the structural core of the building. This ensures there is no hidden damage, moisture or defects carried into the new building.

Waste recycling

All removed materials are carefully segregated at source inside our factory into designated bins. This waste is deposited into large skips located within our roller crusher system.

We work in partnership with Yorwaste, a local waste management specialist, to compact waste and ensure all materials are recycled or repurposed.





Inspection & preparation

Once stripped, each steel frame is:

- Fully inspected by our factory team
- Independently checked by a third party Structural Engineer

They review:

- Welds
- Joints
- Bolted connections
- Floor & roof joists
- Steel side beams

Any damaged components are removed and replaced with brand new steel elements

Our engineer then:

- Recalculates the structure based on the new building purpose and intended location
- Confirms structural stability
- Provides formal sign-off

Any unprotected steel is:

- Cleaned
- Prepared
- Un-galvanised steel is repainted with red oxide protective coating

Steel roof structures are also cleaned and repaired as required.



Manufacturer

Once approved, we manufacture a completely new building using brand-new, high-quality materials.



1. Floor construction

A new, fully insulated, regulation-compliant floor is installed to eliminate cold bridging.



2. External envelope

New external walls are installed using our 60-minute fire-rated, tested construction system. Fire boarding is added to ceilings.



3. Internal fit-out

Internal partitions are installed and first-fix M&E services are completed.



5. Quality control

Final inspections are completed and site installation kits are prepared.



4. Windows & doors

New high-performance windows, internal doors and external doors are fitted.

Finished & ready

Once completed, modules are:

- Braced
- Weather-protected
- Sheeted and prepared for transport

They arrive on site ready for installation, with the quality, appearance and performance of a new building.

Why our approach is different

Leaving legacy components in place can lead to:

- Damp
- Mould
- Hidden defects
- Premature deterioration

By rebuilding from the steel frame up, we remove this risk entirely.

Although the original structure may not have been manufactured by Wernick, we still provide an extensive warranty, because we have full confidence in the quality of our process.





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A detailed specification is supplied with our design quotation

