

# *SHERIFF CONSTRUCTION*



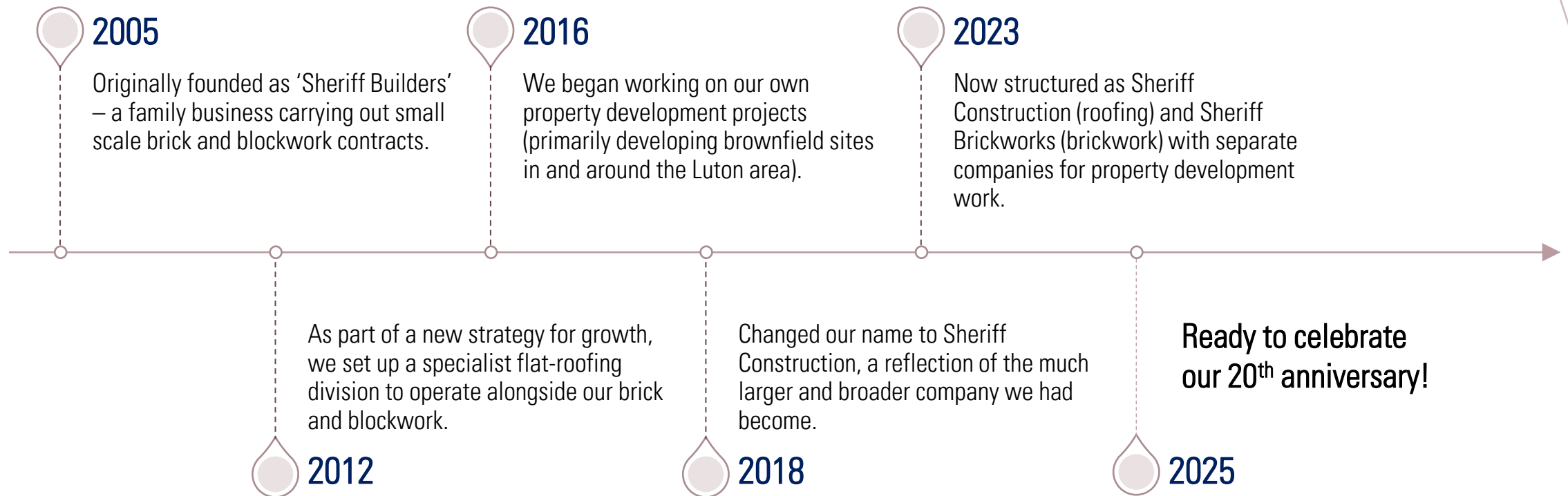




# *OUR MISSION*

*“Building for life: Reaching for quality, sustainability, value and integrity as we construct buildings fit for the times we live in now, for the next generation and beyond.”*

# *20 YEARS OF EXCELLENCE*



# *WHO WE ARE TODAY*

- Sheriff Construction has grown into one of the leading installers of flat-roofing and waterproofing solutions for London and the South-east of England.
- Working with many of the UK's major building contractors (across the commercial, residential, education and public health sectors), we're managing projects ranging from £100k to £10m.
- Delivering a service that combines quality with the highest professional standards, fantastic customer service and commitment to sustainability.
- Uncompromising reputation as a quality contractor leading to much repeated business from existing clients and fueling the significant growth of the company.
- Refocused our current portfolio to allow sole focus on roofing within Sheriff Construction while moving our brickwork expertise to Sheriff Brickworks.
- Having successfully completed a number of property developments (and with more in the pipeline) we now manage these projects through our sister companies.



# OUR SERVICES

*"We take pride in our ability to integrate a range of services that's far broader than most other contractors into any construction project."*

- Brick and blockwork
- Single ply systems
- Hot melt/ structural waterproofing
- Built up felt systems
- Green and biodiversity
- Fibre glass flat roofing systems (GRP)
- Cold applied liquid roofing
- Torch-on roofing felt waterproofing system (Visqueen)
- Blue roofing
- Resin bonding (for roofing and ground landscaping)
- Accessories (e.g. roof lights, smoke vents, aluminium capping)
- Flat-roof leak testing



# *WHO WE WORK WITH*

Our extensive client list includes several of the top construction and housebuilding companies in the UK

8 Build	Balfour Beatty	Bugler	Countryside
Fairview New Homes	Higgins Construction	Hill Group	NU Living
Sanctuary	Vistry	Weston Homes	Our sister companies (Crestview and Limon Homes)

# WHAT OUR CLIENTS SAY

*"We are fortunate enough to have one of your roofing teams on our project and must say that they have shown outstanding behaviour and workmanship."*

*"The team supervisor has been helpful, cooperative and communicative – all whilst pushing ahead with his objectives."*

*"The experience with Sherriff Construction Ltd has been very good and warrants a long-term relationship and repeat business. Your technical and commercial contribution at the early stages of most of the schemes provides us with cost certainty prior to order placement which has been beneficial to all parties including our most valued clients."*

*"Your service delivery on-site has also been exemplary with your compliant workforce who consistently achieve high productivity levels whilst ensuring health/ safety standards and quality assurances and procedures are met."*

*"The journey through the project life cycle from inception to completion is guaranteed to be a successful one by engaging early with Sherriff Construction Ltd."*

# WHAT OUR CLIENTS SAY

*"Sheriff construction's excellent performance, coupled with a great site team is making this scheme a joy to manage. Huge thanks to all involved."*

*"As a Project Surveyor for a leading housebuilder, we have had the pleasure of partnering with Sheriff Construction Ltd on several projects and we've been consistently impressed with their service."*

*"From start to finish, their team has been professional, hardworking and extremely dedicated to delivering outstanding results. Their friendly approach makes collaboration seamless and their attention to detail ensures that every job is completed to the highest standards."*

*"The quality of both their brickwork and roofing is exceptional. I would highly recommend Sheriff Construction Ltd for any construction project; they truly stand out in terms of craftsmanship and reliability."*



*SHERIFF  
CONSTRUCTION  
(ROOFING)  
PORTFOLIO*







# *HARTOPP & LANNON*

Sheriff Construction is proud to support Higgins Partnerships in delivering 134 high-quality new homes in Fulham.

This exciting project is being built to rigorous Passivhaus Classic Standards, meaning the design has a strong focus on energy-efficiency as well as genuine community engagement, affordability and residents' health/ wellbeing.

Sheriff Construction has been integral in the design and installation of cutting-edge roofing systems for the development. Working closely with project designers, Sheriff is implementing several design changes to optimise the performance of the roofs. This includes installing a waterproofing system which includes both blue and green roof finishes to meet the targeted U Value of 0.11.





# *BEACONSFIELD ROAD*

This new development of 118 affordable homes is being built by Bugler for Metropolitan Thames Valley on the former Southall College site on Beaconsfield Road. Just 200 meters from Southall Rail Station, the project consists of three 7-storey blocks. A mix of one, two and three-bedroom apartments will be available to rent at London Affordable Rent or London Living Rent levels, with ten homes also being wheelchair accessible.

Our roofing team have installed a warm roof system with tapered insulation design (cut to falls) supplied by Axter and cold applied liquid.



# *ARORA O2*

Sheriff Construction was commissioned in 2022 to undertake roofing repairs at the prestigious Intercontinental Arora Hotel O2 in Greenwich.

Our scope of works was to strip the roof area, install a cold liquid applied waterproofing system over the existing waterproofing and then re-lay all the finishes. Our works have continued into 2025 where we continue to support Balfour Beatty with repairing specific roof areas.



# MONTGOMERY WHARF

Sheriff Construction is supporting Fairview with the transformation of Montgomery Wharf, a 3.5-acre brownfield site in Brentford, into a vibrant mixed-use development. Delivering 350 new homes (35% of which will be affordable) alongside 2,000 sqm of commercial space, this project prioritises sustainability and heritage, featuring high-quality architecture, landscaped courtyards and improved public access to the river.

Our team is installing an IKO inverted system to the main roof areas and IKO cold applied liquid waterproofing to the balconies and terraces. An ABG blue roof is to be installed to the podium areas. This is one of Sheriff's biggest waterproofing jobs to date and is due to finish in the Spring of 2025.





# *GALLIONS VIEW*

Gallions View in Woolwich is a 5-acre regeneration site featuring 340 new homes, including one, two and three-bedroom apartments plus a small selection of three-bedroom houses.

Sheriff Construction worked with Fairview to install a comprehensive roofing and waterproofing works, including IKO Permascreed, IKO PermaTec (Hot melt waterproofing) and biodiverse roofing finishes. This job is expected to finish early 2025.



# *PARADISE FIELDS*

As part of our roofing team is working with Bugler on the Paradise Fields development, which will provide 58 new apartments (a mix of one- and two-bedroom homes), communal parking, and landscaped garden areas. Comprising three blocks, the apartments are designed as affordable rental options for Dacorum Borough Council. Throughout the construction process, measures have been implemented to protect the local flora and fauna surrounding the site.

Sheriff Construction's expertise has been utilised in the waterproofing works, using Sika's warm roof system, our first major project using this manufacturer. This system includes a tapered design.

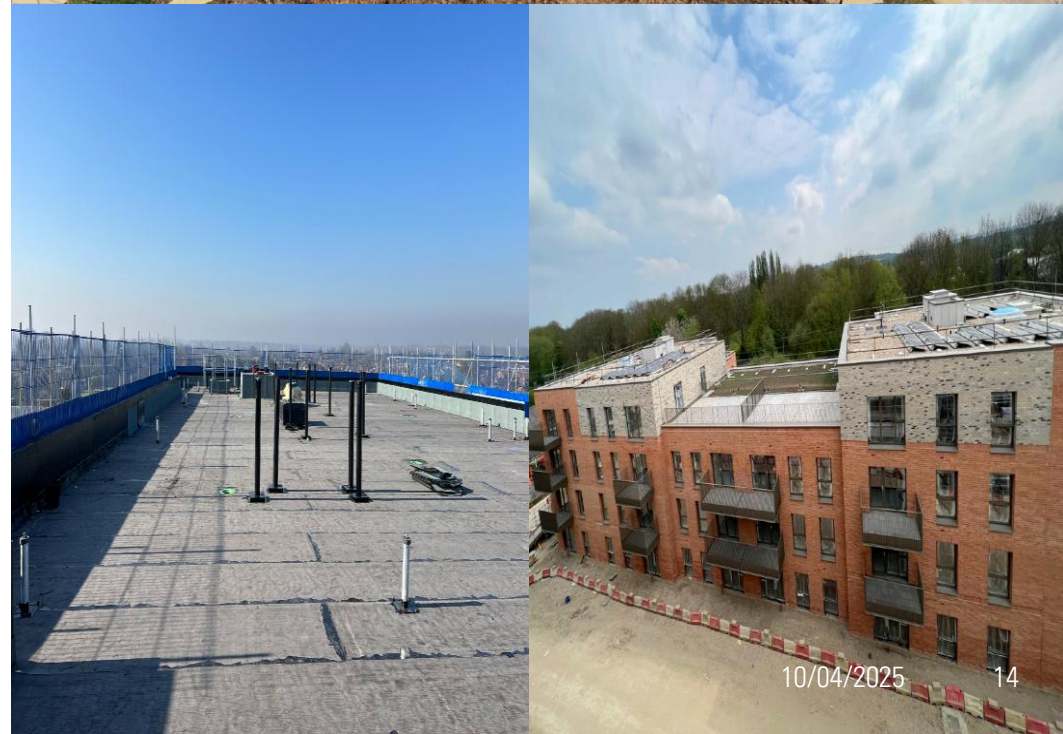


# CHESHUNT

Situated on what was formerly the Tesco HQ, the Cheshunt Lakeside development is regenerating this area and creating a vibrant new mixed-use community, comprising of 1,725 new homes, business space and amenities, including pocket parks and a new primary school.

Sheriff's roofing division supported Inland Homes with three phases of this project, including the development of 195 affordable homes, (ranging from one-bedroom studios to three-bedroom apartments) as well as the development of 22 new homes plus commercial space in a large L- shaped block at the corner of Windmill Road.

Across these phases, our roofing team installed the Axter waterproofing system for the balconies, main roof areas and podiums; Axter green roof finishes and shingle finishes to the main roof areas; and slabs on balconies.







# *VICTORIA QUARTER*

Regenerating a former gas works site in New Barnet, the Victoria Quarter scheme will deliver 420 new homes and 347 square meters of commercial space across eleven buildings ranging from four to eight storeys.

Sheriff Construction worked with Fairview to install a comprehensive roofing and waterproofing package at this development which offers a mix of one, two, and three-bedroom apartments, as well as two-bedroom duplexes. Works include installing IKO Permascreed, IKO PermaTec (Hot melt waterproofing) and biodiverse roofing finishes. On the terraces we used IKO cold applied liquid waterproofing, finishing with RYNO non-combustible decking.



# *GOODMAYES*

Located in the heart of the Crossrail corridor, Goodmayes is a thriving neighbourhood with excellent transport links, green spaces and local amenities. This development will introduce 102 new homes (a mix of studio, one and two-bedroom apartments), each featuring a private balcony or terrace. Residents will also enjoy a communal roof terrace with stunning views of London's skyline.

Sheriff Construction is supporting Fairview with this development by installing an inverted system to the main roof areas and cold applied liquid waterproofing to the balconies and terraces. Goodmayes will be finished with a green roofing system.



# *BARKING*

Styled as 'the new heart of Barking', the former Abbey Road retail park is being transformed by Weston Homes into an exciting new 6-acre waterfront complex, featuring luxury apartments, a riverside plaza and walking routes along the River Roding, on-site shops, cafés, restaurants and welcoming communal spaces.

Our roofing division is working across four blocks, completing all phase 1 roofing and waterproofing works (using the Axter WILOTEKT SYSTEM for the inverted roofing and terraces plus Fatra liquid applied system on balconies).



# *PARK ROYAL*

As part of a huge regeneration programme in West London, Sheriff supported Fairview New Homes with roofing works on three apartment blocks which included 807 flats (designed for a mix of private and housing association residents) plus a nursery, co-op store and other commercial space.

We undertook all waterproofing works using IKO systems, including all finishes (including on one block that reached 27 storeys in height). The project was completed in June 2022.





*SHERIFF  
BRICKWORKS  
PORTFOLIO*







# *GALLIONS VIEW*

This 5-acre regeneration site in Woolwich was one of the first contracts to be secured since we restructured our company to create 'Sheriff Brickworks'.

Sheriff Brickworks is managing the masonry works for around 340 new homes in apartment complexes that range from 2.5 to 15 storeys in height.

This significant win for Sheriff cements the strong relationship we've built up with Fairview and will provide our teams with in-excess of 2 years work.



# VICTORIA QUARTER

Regenerating a former gas works site in New Barnet, Fairview's Victoria Quarter scheme will deliver 420 new homes and 347 square meters of commercial space across eleven buildings ranging from four to eight storeys.

Sheriff Brickworks has recently completed the masonry works at this development which offers a mix of one, two, and three-bedroom apartments, as well as two-bedroom duplexes. We supplied all labour and materials for the brickwork (with exceptions) and our workmanship has secured Victoria Quarter Phase 2 which is our biggest brickwork package to date, just short of £7million.



# BASILDON

In a thriving and popular area of Basildon, NU Living has created the pioneering Beechwood development. With 251 new homes in total, Beechwood offers a variety of three and four-bedroom houses, plus landscaping that provides each property with two car parking spaces and private gardens.

Built to the highest quality standards, Sheriff's brickwork team have been working with NU Living on the site, fulfilling a brickwork package across 61 houses. This site followed a unique hybrid construction approach – part traditional build and part module. This was our first experience of working in this way and the works were completed in 2024.





# *CHESHUNT*

Situated on what was formerly the Tesco HQ, the Cheshunt Lakeside development is regenerating this area and creating a vibrant new mixed-use community, comprising of 1,725 new homes, business space and amenities, including pocket parks and a new primary school.

Our brickwork division supported Inland with the first phase of this project (the development of 195 affordable homes, ranging from one-bedroom studios to three-bedroom apartments) and with a further phase (involving the development of 22 new homes plus commercial space in large L-shaped block at the corner of Windmill Road).

Carrying out brick and block masonry and associated works, our team have used several suppliers including Gibbs and Dandy, CCF, PFC Corofil and Dorsey.







# *LINDEN GROVE*

Through the Linden Grove development, Bugler is working with Southwark Council to deliver 27 new high-quality council homes - 20 flats in a four-storey building and seven terraced houses along Limes Walk courtyard. The scheme also includes a new garden room in the allotment area and enhancements to the courtyard. Our brickwork team is working with Bugler to manage masonry works across the site. The development started at the end of 2024 and will run until Spring 2025.



# *HARTOPP & LANNOY*

Sheriff Brickworks is proud to collaborate with Higgins Partnerships on the development of 134 high-quality homes in Fulham. Built to stringent Passivhaus Classic Standards, this project prioritizes energy efficiency, affordability and community engagement while promoting residents' health and well-being.

Our team secured a masonry package for this project, with responsibility for both the external façade and internal blockwork on the ground floor level. The brick-clad façade, a key design element inspired by the London borough's historic mansion apartments, incorporates reconstituted stone banding to create an elegant and durable finish. Sheriff Brickworks' expertise ensures that this façade is built to the highest standards, contributing to the overall aesthetic and long-term sustainability of the buildings.

# COMING SOON

*We have an array of exciting new contracts in the pipeline.*

- Eastwick Row (Roofing) - Bugler
- Leyes Road (Roofing) - Bugler
- Ivy Lane Phase 2 (Roofing) - Hill Partnerships
- Victoria Quarter Phase 2 (Brickwork) - Fairview
- Market Street (Roofing) - Vistry
- Blackbird Leyes (Brickwork) - Hills Partnerships

Take a look at our wider portfolio of roofing and brickwork projects:  
[sheriffconstruction.co.uk/portfolio](https://sheriffconstruction.co.uk/portfolio)



*WHAT MAKES  
US WHO WE  
ARE*



A close-up photograph of a hand holding several small, light-colored wooden human figures. The figures are standing on a dark, textured wooden surface. The hand is positioned at the top left, with fingers gently gripping the figures. The figures are simple, stylized human shapes with arms and legs.

# OUR SOCIAL VALUE

*"How we conduct our business is as important as what we do. This means we're committed to business practices that genuinely deliver social value."*

- Supporting the people who work with us to prosper at work and across all aspects of their lives.
- Engaging positively with the communities and businesses that operate where our people live and work.
- Contributing to wider societal goals such as reducing inequality and protecting the natural environment.



# *SOCIAL VALUE IN PRACTICE*

- Supporting our team to gain the skills and qualifications they need to access and be highly competent members of the local job market.
- Offering opportunities for young people to take up Apprenticeships and work experience placements while studying for construction-related roles.
- Procuring goods and services from businesses that are local to our Head Office and site locations wherever possible.
- Ensuring our procurement systems allow for fair access from small, medium, micro-sized businesses, social enterprises and minority-owned businesses.
- Supporting the contractors we work alongside with the implementation of policies that benefit the communities where that work is carried out and reduce the impact on the environment.
- Supporting charitable causes (e.g. making corporate donations to local charities such as Mary Seacole and Luton All Women's Centre, sponsoring local grass roots football teams and raising funds for charities such as MacMillan Cancer Support).
- Promoting environmental policies and practices in our Toolbox Talks and via regular features in our company blog.

# ECO-FRIENDLY PRACTICES

*We have pledged to do everything we can to reduce carbon emissions and support a thriving natural environment.*

- Supporting our clients to implement policies that reduce environmental impact (e.g. installing green, biodiverse and blue roofing and operating with as near a zero-waste policy as possible).
- Running our fleet of vehicles in ways that reduce emissions, for example switching to modern hybrid vehicles, tracking usage, eliminating idling, regularly servicing the fleet and encouraging car-pooling.
- Enrolling members of our team in the School of Sustainability, which through access to all the latest training and resources, will enable us to advance our sustainability practices further.
- Making efficient use of all materials and resources (on site and at Head Office), including conserving energy and water and reclaiming cast offs, recycling and upcycling wherever possible.
- Meeting a duty of care in relation to waste management by ensuring the safe keeping, transportation and recovery or disposal of waste.
- Taking steps to reduce air pollution, noise and other environmental concerns within the communities where we work.
- Procuring goods and services from suppliers with strong commitments to ethics, sustainability and responsible sourcing. Ordering local and minimising deliveries to reduce the carbon footprint of our procurement function.
- Ensuring our property development projects protect the environment and local communities (e.g. ensuring properties are well insulated, have energy-efficient appliances and offer cycle storage).



SUPPLY CHAIN SUSTAINABILITY  
**SCHOOL**





# *OUR LEADERSHIP TEAM*

## **Ekrem Mahmutaj, Managing Director**

Ekrem has led, developed and grown the company from its early beginnings into the much larger and more specialised enterprise that Sheriff Construction has now become. Today, Ekrem takes overall responsibility for the strategic direction of the business, leading on several key areas such as client relationships, contract negotiation, team development, sales strategy, forecasting and much more.

## **Arsim Mahmutaj, Contracts Manager (Roofing)**

Originally joining Sheriff as an apprentice, Arsim was among the first in our team to be qualified in flat-roofing installation. Having worked for many years as a site Foreman, Arsim is now a shareholder at Sheriff Construction and in 2019 became the Contracts Manager for our roofing division. He has continued to develop himself throughout this time taking on additional Health and Safety roles with both an NVQ and IOSH certification.

## **Shahin Mahmutaj, Contracts Manager (Brickwork)**

Shahin worked as part of a bricklaying gang (alongside Sheriff's Managing Director) long before Sheriff ever existed as a company. Being part of Sheriff's story from day 1, Shahin worked his way up to become a site Foreman and, following a company restructure in 2019, became the Contracts Manager for our brickwork division. He is also a shareholder in the company.



# OUR QS/ ESTIMATING TEAM

## Robbie Barnwell, Quantity Surveyor

Robbie joined us in 2024 with a 10-year background in both developer and subcontractor quantity surveying. He brings with him a vast knowledge of the construction industry and remedials which he is applying to his new role as our roofing QS.

## Refit Dragoti, Quantity Surveyor

After joining Sheriff as a junior QS, Refit has since become an integral part of the roofing team and having recently gained certification in NEBOSH, he is now also Sheriff's competent Health and Safety Advisor.

## Lamanda Mahmutaj, Apprentice Quantity Surveyor

Our first head office apprentice! Lamanda spent a year's work experience learning all aspects of the business. Since September 2023, Lamanda has been enrolled at LSBU where she is undertaking a RICs certified QS diploma.

## Luca Prendergast, Apprentice Quantity Surveyor

Luca is our most recent QS apprentice on the brickwork team. After spending his school holidays learning about construction through work experience, he secured a place at LSBU and with Sheriff Construction in 2024. By the end of his course, Luca is aiming to be chartered as a RICs Surveyor.



# OUR CREDENTIALS

*"Performance, quality workmanship, qualifications, adequate insurance, professional standards and health and safety credentials are all vital to how we conduct our business at Sheriff Construction."*

- We run a continuous programme of training and improvement for our team.
- Approved to install a range of flat roofing solutions including IKO PermaTEC, IKO Polymeric, Fatra, Axter, Sika, Bauder and more.
- Two of our management team have successfully completed the 'Managing Safely' course run by the Institute of Occupational Safety and Health (IOSH).
- We have an in-house NEBOSH certified competent Health and Safety Advisor.
- We employ an external professional Safety Advisor as required.
- Compliant with the Contractors Health and Safety Assessment Scheme (CHAS).
- Worksafe Contractor approved by the Safety Management Advisory Services (SMAS).
- Gold members of both Constructionline, the UK's largest register for pre-qualified contractors and consultants, and Builder's Profile.
- Trade member of the National Federation of Roofing Contractors (NRFC).
- Accredited by CQMS ((previously Crown Quality Management Services) health and safety consultancy.
- Full indemnity cover for all our activity, including £10M worth of employers and £5m public and products liability insurance.
- We have a full set of company policies in place covering areas such as equality/ diversity, environment, quality, health and safety and data protection.

Ask us for copies of policies, certificates or insurance documents.





# *CONTACT AND SOCIALS*

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**Read our regular blog and sign up:**  
**[sheriffconstruction.co.uk/news](http://sheriffconstruction.co.uk/news)**