

*SHERIFF  
CONSTRUCTION*

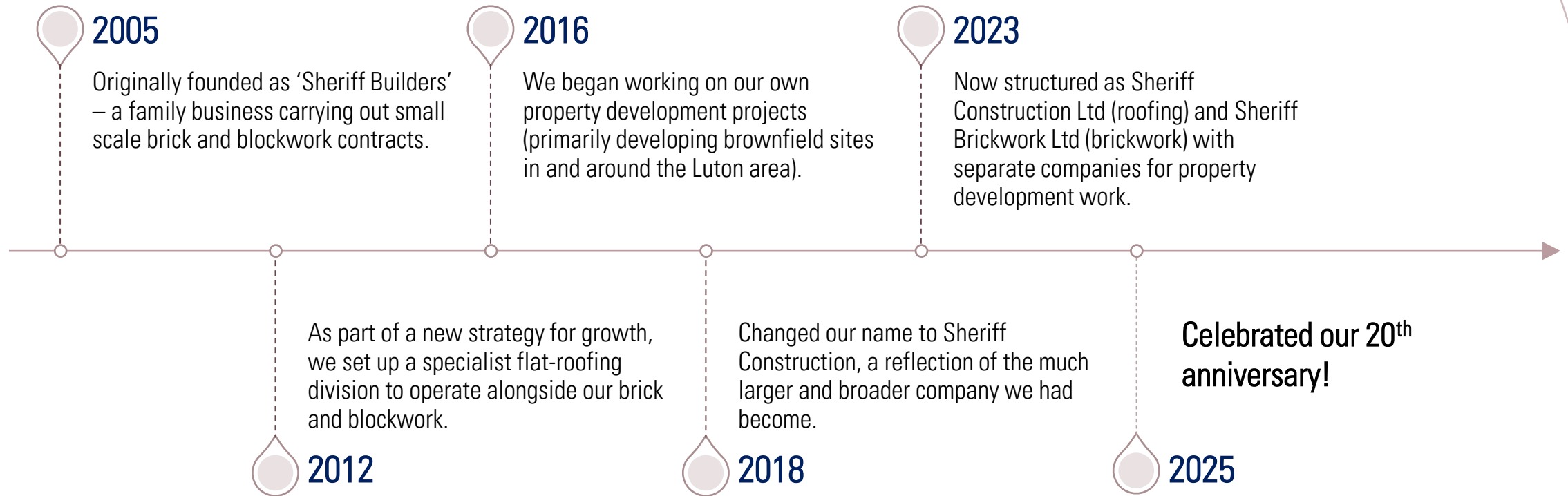




# *OUR MISSION*

*“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.”*

# OVER 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 manage projects ranging from £100k to £10m.
- Delivering a service that combines quality with the highest professional standards, fantastic customer service and a strong commitment to sustainability and social value.
- 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 Ltd while moving our brickwork expertise to Sheriff Brickwork Ltd.
- Having successfully completed a number of property developments (and with more in the pipeline), we now manage these projects through our sister company, Crestview Homes.
- Our group of companies also includes an estate/ property management agency, McLains.

# 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
- GRP flat roofing systems
- Cold applied liquid roofing
- Torch-on roofing felt waterproofing system
- 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

|                    |                 |                |                      |
|--------------------|-----------------|----------------|----------------------|
| Fairview New Homes | Bugler          | Balfour Beatty | Higgins Construction |
| Sanctuary          | Weston Homes    | Hill           | Countryside          |
| Vistry             | Crestview Homes | And many more  |                      |

# 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 & LANNNOY

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 and 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.



# *ELMSLEIGH ROAD*

Located in Staines-upon-Thames, this striking new development comprises of 206 one and two-bedroom apartments. Designed to complement the surrounding riverside landscape, the scheme brings a fresh sense of vibrancy and modern living to the area.

Sheriff Construction was appointed by Fairview to deliver the roofing and waterproofing package for the site, covering 2,877m<sup>2</sup> of roof area. Our works included the installation of the IKO hot melt waterproofing system, along with sections of EGR roofing and Fatra cold-applied liquid waterproofing. We also installed RYNO aluminium decking, ABG blue roofing, and Datum aluminium capping – ensuring robust, high-performing finishes in keeping with the scheme's quality design.

# *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 continued into 2025 where we supported Balfour Beatty with repairing additional roof areas.



# *MONTGOMERY WHARF*

Sheriff Construction supported 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 are affordable) alongside 2,000m<sup>2</sup> of commercial space, this project prioritised sustainability and heritage, featuring high-quality architecture, landscaped courtyards and improved public access to the river.

Our team installed an IKO inverted system to the main roof areas and IKO cold applied liquid waterproofing to the balconies and terraces. An ABG blue roof was installed to the podium areas.



# *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 package, including IKO Permascreed, IKO PermaTec (Hot melt waterproofing) and biodiverse roofing finishes.



# *PARADISE FIELDS*

Our roofing team worked with Bugler on the Paradise Fields development which included 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 was utilised in the waterproofing works, using Sika's warm roof system, our first major project using this manufacturer. This system includes a tapered design.

# VICTORIA QUARTER

Regenerating a former gas works site in New Barnet, the Victoria Quarter scheme is creating a new highly desirable area for living, working or investment, featuring hundreds of new homes and commercial space across eleven buildings ranging from four to eight storeys.

At Phase 1 of this project, Sheriff Construction worked with Fairview to install a comprehensive roofing and waterproofing package across 420 units (a mix of one, two and three-bedroom apartments, as well as two-bedroom duplexes) plus commercial space.

Sheriff then secured Phase 2 works, comprising of another 500 apartments. We installed the IKO Permateg waterproofing system over 18,000m<sup>2</sup> of roofing, terraces and podium areas plus IKO Metatech Liquid to almost 2000m<sup>2</sup> of balconies. The installation of green roof areas and a blue roof system supports sustainable drainage and biodiversity.

For both Phase 1 and 2, we collaborated with a strong group of suppliers, including IKO, Ryno, ABG, Eco Green Roof, ARP, Nicholsons, Datum, and Universal Safety Systems. Demonstrating our capability to undertake specialist levelling works, Sheriff also used IKO Permascreed L at this site, a relatively unique product in the roofing market.





# *OTTERFIELD ROAD*

Part of the redevelopment of Yiewsley in London, the Otterfield Road site is creating 45 new apartments along with a library for the local community.

Covering 1050m<sup>2</sup> of roofing and waterproofing, our team are working with Bugler to install a range of high-quality roofing systems, including SIKASHIELD RBM System, Ryno Standard concrete paving Slabs, Eco Green roofing and Fatra UK Liquid Applied waterproofing. The project also includes abstract parapets, an architectural feature that provides a protective barrier along the edge of the roof (ensuring safety and privacy) while also enhancing the visual appeal of the structure.



# *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 introduces 573 high-quality new homes (a mix of studio, one and two-bedroom apartments), each featuring a private balcony or terrace.

Supporting Fairview with this development, Sheriff Construction delivered a 16,000m<sup>2</sup> roofing and waterproofing package, including an inverted system to the main roof areas and cold applied liquid waterproofing to the balconies and terraces. A green roofing system and blue roof system integration completed the works.

# LEYES ROAD

At the Leyes Road development, Sheriff Construction is supporting Bugler on the delivery of 116 affordable homes to Passivhaus standards. As such, the development prioritises the use of high-quality materials and carbon-neutrality, both of which our roofing team is helping Bugler to achieve by installing Sika's Hot Melt roofing/ waterproofing system (covering 2000m<sup>2</sup> across four buildings).



# IVY LANE

Sheriff Construction supported Hill to deliver a scheme built to provide accommodation for key workers at the John Radcliffe Hospital in Oxford. Replacing existing accommodation, the scheme comprises of 68 apartments and 57 cluster units. Set across seven apartment buildings (three – five storeys high), there is also management offices, a meeting area, bike/ car parking and landscaped communal green open space.

Our roofing team installed a Sika single ply roofing system as per the client's preference for this project. The system was installed to a high standard, reflecting strong attention to detail and quality throughout.





*SHERIFF  
BRICKWORK  
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 Brickwork Ltd'.

Sheriff Brickwork managed 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 cemented the strong relationship we've built with Fairview and provided our team with in-excess of 2 years work.

# *BLACKBIRD LEYS*

Sheriff Brickwork is supporting Hill with the creation of an entire new community district in Oxford, combining much-needed affordable homes (210 apartments across two sites) with commercial units and purpose-built high-quality public spaces.

Our team are managing a brickwork package covering 6,750m<sup>2</sup> at this development and, alongside other trades on site, is utilising local apprentices in the programme. Sheriff will also be helping with the building of a brand-new community centre once the final design stage is completed.



# *BASILDON*

In a thriving and popular area of Basildon, NU Living (now known as Sanctuary) created the pioneering Beechwood development. With 251 new homes in total, the development 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 fulfilled 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.



# VICTORIA QUARTER

Fairview's Victoria Quarter scheme in New Barnet is regenerating a former gas works site into a highly desirable area, featuring hundreds of new homes and significant commercial space.

Working across eleven buildings (ranging from four to eight storeys), Sheriff Brickworks supplied all labour and materials for the brickwork (with exceptions) for Phase 1 of the works and then secured a Phase 2 package, fulfilling 22,500m<sup>2</sup> of brickwork (residential units and office space).

As well as providing 420 new homes, Victoria Quarter includes a new public realm with communal landscaped amenity areas, new pedestrian routes, 295 car parking spaces (including accessible provision), secure cycle parking and servicing.





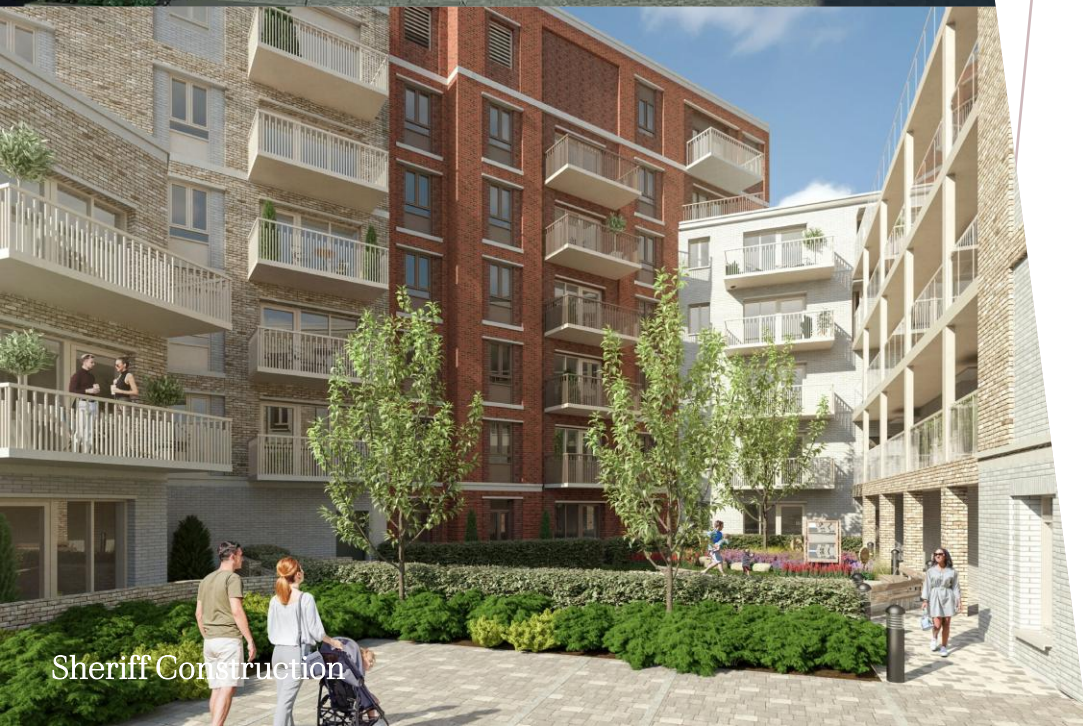
# *LINDEN GROVE*

Through the Linden Grove development, Bugler worked 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 incorporated metal balconies, generous glazing, a new garden room in the allotment area and enhancements to the courtyard. Our brickwork team managed masonry works across the site.

# *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 prioritises energy efficiency, affordability and community engagement while promoting residents' health and wellbeing.

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 Brickwork's 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.*

- Canalside Quarter (Roofing) – Hill
- Sawyers Close (Roofing) – Hill
- Acre Road (Roofing) – Bugler
- Falling Lane (Roofing) – Bugler
- Cambridge Biomedical Campus Car Park (Brickwork) - Goldbeck

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 arranged in a line, and the hand is positioned above them, suggesting care or support. The background is a dark, textured wooden surface.

# *OUR SOCIAL VALUE*

At Sheriff Construction, we believe construction should deliver more than buildings. Our commitment to social value is rooted in a determination to reduce negative impacts and create positive social, economic and environmental value.

**Our People** – *Supporting our workforce to prosper through fairness, diversity, skills development, wellbeing and opportunity.*

**Our Communities** – *Strengthening local economies and communities through partnership, investment and meaningful engagement.*

**Our Planet** – *Reducing environmental impact and promoting responsible, sustainable construction practices.*

# *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.
- Actively promoting and supporting mental and physical health awareness across our site and office teams.
- 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 and micro-sized businesses, social enterprises and minority-owned businesses.
- Supporting the contractors we work alongside to implement policies that benefit the communities where the work is carried out and reduce the impact on the environment.
- Supporting charitable causes – e.g. making corporate donations to local charities and community groups, sponsoring grass roots football teams and raising over £30,000\* for charities such as Dementia UK, SOS Silence of Suicide, the British Heart Foundation and MacMillan Cancer Support.
- Promoting environmental policies and practices such as sustainable transport and resource efficiency in our Toolbox Talks and via regular features in our company blog.

**Find out more and download our most recent Social Value Impact Report**  
[sheriffconstruction.co.uk/about-us/social-value/](https://sheriffconstruction.co.uk/about-us/social-value/)

# 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 self-charging hybrid vehicles, tracking usage, eliminating idling, regularly servicing the fleet and encouraging car-pooling.
- Enrolling members of our team in the Supply Chain Sustainability School which, through access to all the latest training and resources, enables us to advance our sustainability practices further. We've already gained Bronze status and are working towards achieving Silver.
- 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).



# *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*

## *Refit Dragoti, Senior Quantity Surveyor & Estimator*

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

## *Lamanda Mahmutaj, Assistant Quantity Surveyor*

Lamanda spent one year undertaking work experience at Sheriff, learning all aspects of the business before becoming our first Head Office Apprentice. Since September 2023, Lamanda has been enrolled at LSBU where she is undertaking a RICS certified QS diploma.

## *Luca Prendergast, Apprentice Quantity Surveyor*

Luca joined Sheriff as another QS Apprentice. 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 and waterproofing solutions including IKO, 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 (NRF).
- Accredited by COMS 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 Quality Management System and a full set of company policies in place, covering areas such as equality and diversity, sustainability, health and safety, social value, modern slavery, cyber security and data protection.

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





# *CONTACT AND SOCIALS*

Sheriff Construction Ltd

61b Runfold Avenue Luton  
LU3 2EJ

Tel: 01582 591908

Email: [info@sheriffconstruction.co.uk](mailto:info@sheriffconstruction.co.uk)

Website: [sheriffconstruction.co.uk](http://sheriffconstruction.co.uk)

Facebook: [facebook.com/sheriffLtd](https://facebook.com/sheriffLtd)

LinkedIn: [linkedin.com/company/sheriff-ltd](https://linkedin.com/company/sheriff-ltd)

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